

Town of Sharon, Vermont
Planning Commission
Minutes
JUNE 8, 2021 (DRAFT)

The meeting was publicly warned in conformance with H.681 authorizing temporary amendments to Vermont's open meeting law to protect the health and safety of the public, board members, and town employees during the state of emergency declared due to COVID-19. Links were provided for public participation by videoconference software or by conventional phone.

Attending via Zoom:

Planning Commissioners: Ira Clark, Sue Sellew, Paul Kristensen, Lee Simek; John Roe
Staff: Margy Becker (taking minutes). Tory Littlefield, TRORC; Larry Swanson; Joyce and Bob Dion.

Ira Clark convened the meeting at 7:00PM.

Sue Sellew nominated Ira Clark as meeting chair. Paul Kristensen seconded and the motion carried unanimously.

FINAL REVIEW and Public Hearing:

Applicants: Robert & Myra Kebalka

Location: 6316 VT Rte. 14N

Proposed Subdivision of a portion of N14130R (45.54 acres) into 2 lots

Lot A: 1.63 acres with existing duplex; Lot B: existing house and ±43.9 acres

Ira Clark convened the public hearing on the Kebalka subdivision at 7:03PM. Larry Swanson, representing applicants, was present at the public hearing. No abutter was present.

The subdivision survey under consideration for final approval is Larry's survey entitled "May 20, 2021 Progress Print". Larry indicated he had made one change to the survey notes as a result of preliminary review. He has added Note No. 9 which addresses the SPC's condition of preliminary review approval and states *'proposed 20-foot right-of-way to the staging area is not to be used to provide access to any potential future development (dwelling).'*

SPC members requested additional modification of the INSET parcel map on the survey to tag the bold parcel boundary to the Dewey subdivision approval of 1989.

Sue Sellew reported she, Lee Simek, and Paul Kristensen had attended the site visit and that no issues or concerns were raised regarding the proposed subdivision.

Larry Swanson stated the applicant still needs to submit to the Planning Commission evidence of water and wastewater supply permit approval and VTRANS curb cut approval. He indicated both applications were in the process of being reviewed.

Motion by Sue Sellew to close the public hearing at 7:19PM. Lee Simek seconded. The motion carried unanimously. John Roe made the motion to approve the Kebalka subdivision application conditioned upon the following:

- 1) Receipt of the VT DEC water supply wastewater permit,
- 2) Receipt of the VTRANS curb cut approval for Rte. 14,
- 3) Addition of the additional note to the INSET on the subdivision plat to identify the Dewey Subdivision.

The motion was seconded by Sue Sellew and carried unanimously.

FINAL REVIEW and Public Hearing:

Applicants: Joyce & Bob Dion

Location: 1644 Downer Road

Proposed Subdivision of R16165R Lot 1 4.22 ac (created 2017)

Lot 1 = 2.72 acres retain by owners Lot 4 = 1.22 ± acres to be conveyed for residential dwelling

Ira Clark opened the public hearing on the Dion application at 7:25PM. Applicants Joyce and Bob Dion joined the public hearing. Abutter Jill Wilcox joined the public hearing.

Joyce and Bob Dion indicated no changes had been made to the proposed final subdivision survey since preliminary review. The survey before the SPC for final approval is entitled 'Total Station Subdivision Survey – Lands of Robert & Joyce Dion (revised May 3, 2021)' and prepared by Brad Ruderman, registered surveyor.

Jill Wilcox stated she was not fond of the project as proposed. The house will be so visible from her dwelling, and she finds this objectionable. She stated concern that the intermittent stream may also represent a wildlife corridor. After some consideration SPC members stated that provisions to address visibility and aesthetics were not contained in the subdivision regulations.

Paul Kristensen indicated he, Sue Sellew, and Lee Simek had attended the site visit. Paul stated he thinks the application does a good job of meeting all requirements for final approval.

Sue Sellew made the motion, which was seconded by Lee Simek, to close the public hearing at 7:50PM. The motion carried unanimously. Paul Kristensen made the motion to approve the Dion subdivision application. Lee Simek seconded the motion and it carried unanimously.

Town Plan Review

Victoria Littlefield joined the meeting at 8:00PM. Plans for a public forum to discuss town plan revisions were discussed and tentative dates proposed. A date of July 27 is being considered, though having the forum coincide with Old Home Day in early August could be beneficial and encourage participation. The question remains whether to host the forum as a socially-distanced outdoor meeting or as a remote meeting.

The schedule for production of town plan maps was reviewed, and various approaches to displaying proposed locations for alternative energy facilities considered. SPC members reached an understanding with Tory Littlefield, TRORC, as to how prospective sites should be mapped in order to reflect the Town's investment in the enhanced energy planning process aimed at receiving future preferential status in Public Utility Commission reviews.

Tory Littlefield noted the Town's municipal planning grant period of performance ends August 31st. A schedule for assembling final revisions was agreed to. It was agreed the next meeting on July 13 will be devoted to preparation for the public forum.

Minutes of May 18, 2021:

The minutes of May 11 were reviewed, discussed, and corrections noted. **Lee Simek made the motion to approve the minutes of May 18, 2021 as amended. John Roe seconded. The motion carried unanimously.**

John Roe made the motion to adjourn at 8:45PM. Sue Sellew seconded and the motion carried unanimously.

Submitted by,
Margy Becker