

Town of Sharon, Vermont
Planning Commission
Minutes
OCTOBER 12, 2021 (Final)

The meeting was publicly warned in conformance with the Vermont Open Meeting law requirements for remote and/or telephonic meetings. The public was provided advanced notice of its right to attend in-person at Sharon Town Offices, and links for remote participation by videoconference software or by conventional phone were provided.

Attending:

From Sharon Town Offices: SPC members Ira Clark, Paul Kristensen, Sue Sellew, John Roe; Margy Becker, SB Assistant (taking minutes) Robert Townsend, Agent for applicant Doug Jones; Attending remotely: SPC member Lee Simek; Victoria Littlefield, Planner (TRORC).

Ira Clark convened the meeting at approximately 7:00PM. Sue Sellew nominated Ira Clark as temporary chair. Paul seconded. The motion carried unanimously.

Final Subdivision Review and Public Hearing:

Applicant: Doug Jones; Agent: Robert Townsend, Surveyor

Location: 3600 Fay Brook Road

Proposed subdivision of R173425 ± 16.3 acres into 2 lots

Ira Clark convened the public hearing.

Ira Clark, Sue Sellew, Paul Kristensen, and John Roe reported on observations from the site visit. Rob Townsend represented Doug Jones at the site visit.

The location of the well was noted. The original house site has been moved to be north of the well, in order to be out of the regulated fluvial erosion hazard zone. Rob Townsend noted the leach field set aside area is also located outside of the FEH zone.

The preliminary survey has been revised for final approval and dated accordingly. Rob Townsend indicated the North arrow has been changed to “astronomic North”. The actual acreage of the house lot is 1.06 acres, to accommodate the fact the boundary to the lot includes the centerline of Fay Brook.

Commissioners reported the landowner had posted the legal notice of the public hearing and site visit. Margy Becker confirmed receipt of the signed certification from Doug Jones.

Paul Kristensen made the motion to close the public hearing at 7:10PM. John Roe seconded and the motion carried unanimously.

Paul Kristensen made the motion to approve the Doug Jones subdivision application as shown on the plan entitled “Subdivision Survey in Sharon, Vermont for Doug Jones located at Fay Brook Road prepared by R. Townsend dated October 1, 2021.” Sue Sellew seconded and the motion carried unanimously.

Approval of Minutes:

Motion by Sue Sellew to approve the minutes of September 14, 2021 with edits as noted. Lee seconded. The motion carried unanimously.

Motion by John Roe to approve the minutes of September 28, 2021 as prepared by Sue Sellew. Lee seconded. The motion carried unanimously.

Administrative Business:

Commissioners briefly discussed email inquiries from Ron & Nina Thomas family members on Rte. 132 about whether their development plans would require a subdivision. The Thomas property is 10 acres and includes a house, an older trailer, and a barn. Ron and Nina Thomas hold a living estate with their son Rob and daughter Colleen. The son, who currently lives in the trailer with his wife, intends to replace the old trailer with a new modular home ‘set a little further back’. The old trailer will be torn down.

Commissioners agreed the subdivision regulations do not address the number of dwellings allowed on a parcel. Subdivision approval is not required in this instance, yet it would be prudent before siting the new dwelling to plan for how the property could be subdivided in the future. The Thomas’ will be consulting with the State of Vermont regarding septic and water supply permitting.

Town Plan Revisions Continued:

Commissioners met with Tory Littlefield to continue discussions on Town Plan revisions. Discussions on the Town Plan implementation chapter will resume at the meeting on November 9th.

Adjournment:

Paul Kristensen made the motion to adjourn at 8:45PM. Sue seconded. The motion carried unanimously.

Submitted by,
Margy Becker