

Town of Sharon, Vermont
Planning Commission
Minutes
AUGUST 10, 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 via Zoom:

From Sharon Town Offices: SPC members Ira Clark, Paul Kristensen, Sue Sellew; Margy Becker, SB Assistant (taking minutes); Pauline Barrett, Al Miller.
Attending remotely: SPC member Lee Simek; Ginger Boardman (Agent, Glendine M. Piper Trust). Planning Commissioners absent: John Roe

Ira Clark convened the meeting at approximately 7:23PM, following the DRB meeting.

Nomination of Temporary Meeting Chair:

Sue Sellew nominated Ira Clark as temporary chair. Paul seconded. The motion carried unanimously.

Approval of Planning Commission Minutes:

Motion by Sue Sellew to approve the minutes of June 8th, 2021 with a correction to page 2. Ira Clark seconded. The motion carried unanimously.

Lee Simek joined the meeting at 7:27PM. It was noted that a quorum of those in attendance at the July 13th meeting was now achieved.

Motion by Paul Kristensen to approve the minutes of July 13, 2021. Sue Sellew seconded. The motion carried unanimously.

Modifications to page 2 of the minutes of July 20 were discussed to clarify Pomfret approval of Glendine Piper Trust's Pomfret subdivision. Modifications were agreed to page 3, regarding Doug Jones' preliminary review to indicate the Fay Brook watershed is less than 10 square miles.

Sue Sellew made the motion to approve the minutes of July 20, 2021 with changes. Paul Kristensen seconded. The motion carried unanimously.

Motion by Sue Sellew to suspend the Planning Commission meeting at 7:36PM and reconvene the DRB for approval of minutes. Paul Kristensen seconded. The motion

carried unanimously. (Refer to separate DRB minutes for approval of July 13, 2021 DRB minutes).

Ira Clark then reconvened the SPC meeting at 7:38PM.

Preliminary Subdivision Review:

Applicant: Pauline Barrett

Location: 548 Drumheller Road

Proposed Subdivision of parcel F01050L1 into 2 lots

Pauline Barrett and Al Miller appeared before the SPC to discuss recent submission to the SPC of a boundary survey preliminary review and potable water wastewater plan information. The survey illustrates the intent to subdivide the 10.7-acre house lot from the 45.6 ± acre parcel. Lot 2 is now shown to be comprised of the remaining 37.7 ± acres plus the cabin. Margy Becker reported the survey includes missing features from the plan initially reviewed on July 20th.

SPC members noted a few corrections to be made to the survey as follows:

1. The survey should note that John & Janet Sears bought from Daniel George and that Susan Root/Bill Kitchel sold a 10-acre lot to Mark O'Banon. Pauline was advised to check again with Galen regarding abutters.
2. SPC members requested that labels be added to denote "Lot 1" and "Lot 2".

Access via Drumheller Road was discussed. Paul Kristensen and Al Miller noted the location of the Barrett driveway on the survey with respect to Drumheller Road. Al Miller indicated he plows the extension of Drumheller Road that is the legal trail portion.

Al Miller inquired as to the next steps. Al Miller reported his intent to schedule a closing on the house lot for September 15, after the Planning Commission's meeting on September 14. SPC members advised him of the appeal period subsequent to SPC approval of a subdivision.

Margy Becker reported there would be minimal verification available on September 15 of SPC subdivision approval. The minutes would not yet be available. She further noted a mylar of the approved subdivision plan has to be signed by the SPC prior to filing with the Town Clerk. Al Miller and Pauline Barrett were advised to consult their bank and attorney as to what documentation of subdivision approval will be needed at closing.

Paul Kristensen made the motion to accept the Barrett application as complete for preliminary review and to proceed to final review. Sue Sellew seconded and the motion carried.

A schedule for final review was agreed to with Pauline Barrett. The SPC will conduct a site visit at 10AM on Sunday, September 12 and a public hearing and final review will be held at 7PM on Tuesday, September 14. Commissioners were invited to park at the house for the site visit.

Abutter notifications of the public hearing were discussed. Pauline Barrett commented Steve Swett does not abut the parcel being subdivided. Paul Kristensen reported that the Town is conservative, and more inclusive, with its notifications. It also publishes a legal notice in the Valley News. Pauline Barrett commented on difficulty with an abutter, and that she fears he/she will make an attempt to reclaim acreage by adverse possession. SPC members commented this matter was not within their jurisdiction.

Preliminary Subdivision Review

Applicant: Glendine M. Piper Trust; Agent: Ginger Boardman

Location: 2938 Allen Hill Road (via Pomfret)

Proposed subdivision of R04700L1 into 2 lots

Ginger Boardman has submitted the boundary survey for the Sharon acreage being subdivided. Margy Becker noted she finds Applicant has submitted all application materials required for preliminary review.

SPC members reviewed the survey. SPC members found it to satisfactorily represent subdivision of approximately 134.3 acres in Sharon into 2 lots: Lot 1 is comprised of 126.5± acres; Lot 2 consists of 7.8± acres in Sharon. Lot 1 is unimproved and includes a pond. Lot 2 is improved with house, additional structures, driveway, and pond.

Lot 1 will be provided access to Allen Hill Road via a 50-foot ROW over Lot 2 to Legal Trail No. 4 (Old Number Nine Road). The driveway to Lot 2 is from Allen Hill Road (Pomfret).

The locations of all abutters are now shown. Ginger Boardman indicated there is an iron pin where the boundaries of Royalton, Sharon, and Pomfret intersect. SPC members confirmed the survey notes reference the subdivision of parcel ID R04700L1. The survey also indicates that Glendine Piper may have conveyed 10± acres in the northeast corner of the surveyed parcel to Balla Machree Farms, Inc. without subdivision approval.

Sue Sellew made the motion to accept the Piper application as complete for preliminary review and to schedule final review. Paul Kristensen seconded and the motion carried unanimously.

The schedule for final review was agreed to as follows: the site visit will occur at 8:30AM, Sunday September 12. The public hearing and final review will take place at ±7:30PM September 14th and after conclusion of final review of Pauline Barrett's application.

Preliminary Subdivision Review

Applicant: Doug Jones; Agent: Robert Townsend, Surveyor

Location: 3600 Fay Brook Road

Proposed subdivision of R173425 ± 16.3 acres into 2 lots

SPC members noted there was no representation for continuance of Doug Jones' preliminary review. Preliminary review was postponed to September 14.

Kebalka Approval of Final Mylar:

Larry Swanson has submitted a final mylar of the approved subdivision plan for recording in the land records. SPC members reviewed the mylar and found it to reflect the subdivision plan that was approved. Sue Sellew signed the mylar on behalf of the SPC. Margy Becker will deliver the signed mylar to Cathy Sartor for recording.

Administrative Business:

SPC members discussed plans for the **public forum on town plan revisions** to be held at Old Home Day, on Saturday, August 14. Town Plan maps and survey results will be displayed. SPC members will rotate staffing the booth during the course of the day.

Adjournment:

Paul Kristensen made the motion to adjourn at 9:08PM. Lee seconded. The motion carried unanimously.

Submitted by,
Margy Becker