

Town of Sharon, Vermont
Planning Commission Minutes
MARCH 20, 2022 (FINAL)

The meeting was publicly warned in conformance with the January 2022 amendments to the Vermont Open Meeting law requirements for remote and/or telephonic meetings.

Attending Ira Clark, Paul Kristensen, John Roe, Lee Simek, Sue Sellew (taking minutes)

Ira Clark convened the meeting at 10:00 AM. We reviewed the minutes of March 8th Lee made a motion to approve the minutes with recommended edits, Paul seconded; the minutes were unanimously approved.

Black River Quarries LLC asked the Planning Commission to state its views on their proposed expansion prior to their seeking approval from the Act 250 board. We discussed the project with each member sharing ideas and concerns, and as a group decided to follow the recommendation that Kevin Geiger (TRORC, Director of Planning) made at our March 8th meeting. He recommended that we draft a letter outlining the SPC's areas of concern, plus features that we feel do not run counter to the Town Plan, without limiting the SPC's future ability to comment on an evolving business plan. The following list of restrictions was developed:

- Living space for employees must be on the Route 14 side of the RR tracks due to crossing safety concerns, and to place them in the rural residential area.
- The business must be predominantly wholesale rather than retail as judged by the number of trips across the RR tracks.
- The amount of stone imported for processing is also limited as judged by the number of truck trips across the RR tracks. A majority of the stone processed must originate on-site. Imported stone is to make up a smaller proportion of the processed material
- Noise mitigation measures must be included in the newly proposed processing building because of its location adjacent to a Rural Residential area.
- The Town of Sharon is not responsible for upgrades to the RR crossing.
- The Town of Sharon will not be responsible for any accidents that occur in conjunction with Black River Quarries operations, or its transportation of materials or employees.
- The intersection of Quarry Road with Route 14 must be upgraded to improve sightlines in both directions, as advised by the regional planning commission.

John Roe agreed to draft this letter.

Sue Sellew agreed to be the Town's alternate representative at TRORC Board Meetings. Ira Clark is the primary representative.

The meeting adjourned at 12:10 PM Paul made the motion, Lee seconded, all approved.