

Town of Sharon, Vermont
Planning Commission Minutes
May 10, 2022 (DRAFT)

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, John Roe, Lee Simek, Sue Sellew (taking minutes).

Absent: Paul Kristensen

Guest: Rob Townshend

Ira Clark convened the DRB meeting at 7:07 PM.

Canterbury-Lowes Subdivision Rob Townsend is representing the Canterbury-Lowes family and gave us an overview of the project. The purpose of the subdivision is to adjust the boundary line between two lots. Lot 14 (2.05 acres) and Lot 15 (10.96 acres) were created in 1978 as part of an Act 250 development. Houses were built on both lots and the family would like to sell Lot 14 to the people who are renting. In 2020 they had a survey prepared by Ralph Michael.

Rob submitted paperwork to Terry Shearer, regional waste water engineer, who stated that “under Section §1-304(9) of the Environmental Protection Rules as a property line adjustment presenting negligible effect on the potable water supply and wastewater system and no permit will be required from this office.”

Rob has also contacted Peter Kopsco, the new Act 250 District 3 coordinator and expects to get an “administrative adjustment” that accepts the property line adjustment without having to hold a hearing. He expects to have the administrative adjustment by the next meeting.

The road onto the properties is private with a 25 ft. ROW. There is an Easement Deed for the well that is on the Kamen property and is shared with Lot 14. Nicola has received the application fee.

We did not have a copy of Margy’s Subdivision Checklist, but felt that the required documents are ready to move forward. John made the motion to accept the application and join the Initial and Preliminary meetings, Lee seconded.

The Final review will be held on Tuesday, June 21st with the Site Visit on Sunday, June 19th at 9:30 AM.

We request that Nicola announce the hearing in the newspaper and send the Site Visit form to [Rob?] to be posted.

Future Subdivisions The following are possible future subdivisions: Camp Curtis and John Benson.

Town Plan Ira will talk with Kevin Geiger when he returns. Ira reviewed our discussion from the last meeting about options for completing the Town Plan. Our main priority is to get the maps revised because we cannot do that without TRORCs software and expertise.

5/12/2022

John recommends that everyone read the draft Town Plan before the next meeting on May 31st and make notes of recommended edits.

Meeting Minutes We reviewed the minutes of April 12th. John accepted them with edits and Lee seconded. The May 3rd minutes were accepted as is by John and seconded by Lee.

Future Meeting Dates

Nicola would like meeting agendas information by Wednesday prior to the meeting.

- May 31st – work on Town Plan, review maps
- June ? – Send the Town Plan to the Selectboard for review
- No meeting on regularly scheduled date of June 14th
- Sunday, June 19th 9:30 AM - Canterbury-Lowes site visit
- June 21st – Planning Commission meeting. Canterbury-Lowes Final Review

At 7:56 PM John made the motion to adjourn the meeting, Lee seconded, all approved.