

TOWN OF SHARON, VT
Development Review Board

Minutes of DRB Conditional Use hearing of August 2nd 2022 – FINAL

DRB members present: Ira Clark, Paul Kristensen, Sue Sellew, John Roe

DRB members absent: Lee Simek

Flood Hazard AO Geo Honigford present

Applicant Walter Radicioni, friend Cole Hull

No abutters or other members of the public present

Ira called the hearing to order at 7:00 PM and began audio recording.

This is a hearing for a requested extension of an expired conditional use permit.

General questions about the site answered by Walter, Ira and Geo.

Group discussion of timeline of activity on the site. It had a structure that was removed around 2016 by Ted Kenyon. Walter began construction of new structure in 2017 and was told that he needed a permit. He applied for one and it was granted on December 24th 2017. The permit expired on December 24th 2018 and Walter confirms no work was done on the structure during this period.

Walter stated that the pole barn he proposes to build will not be meaningfully different than the one proposed in the original 2017 application. Ira noted the old permit stated no electrical service and no plumbing system. Walter says he is building this barn to shelter his excavator and his tractor. It will be for storage only, and open-ended as previously discussed.

Walter confirmed he is representing Down River Investments LLC. Walter says he is no longer represented by Marc Nemeth.

Walter feels the two concrete walls that survived the last flood are evidence that this building will not be at risk from the river.

DRB members noted the discrepancy in footprint size between the 2017 application and the 2022 application. Walter appears to be building roughly half of what was initially permitted. Walter stated that if he decides to expand the barn beyond an approximately 20' x 50' footprint then he will file for a new permit.

A general discussion ensued as to why the Town adopted a Flood Hazard Bylaw in 2010, and what it means for flood insurance rates, FEMA reimbursements, and reduction of risk for downstream communities. Cole questioned the lack of uniformity in regulation from one town to the next.

Ira asked for VT-ANR comments on the extension. Geo said that John Broker-Campbell sent an e-mail stating that, per the bylaws, ANR considers the structure to now be abandoned.

Motion to close the hearing by Paul was seconded by John. All voted in favor.

At 7:24 PM the DRB adjourned to the town offices for deliberative session.