

Town of Sharon, Vermont  
Planning Commission Minutes  
July 27, 2022

*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** (in person) Ira Clark, Paul Kristensen, John Roe, Sue Sellew (taking minutes); Lee Simek (via Zoom)

**Visitors** (in person) Neil Goodwin; via Zoom: Faith Radicioni, Jason Blackburn, Heath Blackburn, and Kevin Gish (Selectboard member)

**Future Meeting Dates – Mark Your Calendars**

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

- Tuesday, August 2<sup>nd</sup> at 7:00 PM – site visit and DRB hearing at Radicioni property, 2911 VT Route 14
- Sunday, August 7<sup>th</sup> at 9:30 AM – site visit for Camp Curtis LLC, Fay Brook Rd.
- August 9<sup>th</sup> – Planning Commission meeting. Camp Curtis Final Review
- Town Plan to the Selectboard for review when map revision is completed by TRORC, date undetermined.

Ira Clark convened the Planning Commission meeting at 7:00 PM.

**Neil Goodwin** came in to discuss a proposed subdivision that would allow Faith Radicioni to purchase additional land on Fay Brook Road; her lot is too small for a replacement septic system. (Note: The original deed to this lot is dated 1965 and predates both Sharon's Subdivision Regulations and Flood Hazard Bylaw.)

Fay Brook runs through the land that Neil is considering subdividing. The Planning Commission will review the Flood Hazard Bylaw to determine its impact on this subdivision. Neil Goodwin will contact Terry Shearer of the VT Wastewater Management District to determine if a septic system can be built in the land he is considering subdividing. We will discuss the project at the August meeting. If a subdivision is created, the deeds to the two lots will have to be merged into one.

**Black River Quarry** Jason and Heath Blackburn came before the Planning Commission to discuss Questions 4 and 6 from the letter sent to them by the SPC dated April 12, 2022 entitled "RE: Preliminary assessment of proposed expansion". The Blackburn's have been able to get initial information from the railroad concerning the crossing on their property. Based on their predicted number of trips per day, they will have to install a flashing light at their expense.

In preparation for review by Act 250, the SPC recommends splitting employee trips from truck trips to get a more accurate picture of truck traffic on their spreadsheet. The SPC also recommends limiting their business projections to 10 years, as 15 years is too difficult to predict.

Black River Quarry's main business is the sale of wall stone from the Quimby quarry. This stone is also split into "thin stone" that is used as a veneer. Because the color of stone used by their customers is market driven, they need to import stone from other quarries to meet the demand for thin stone products. The SPC is willing to increase the number of truckloads coming to their business with stone for processing, especially if the same trucks leave with wall stone from the Quimby quarry.

The SPC acknowledged that they support the business which employs local people. Kevin Gish reiterated that the project needs to meet the Town Plan.

**Town Plan** Ira discussed the changes to the maps that he asked Pete Fellows/TRORC to modify. Pete indicated that it will take 3 to 4 more weeks. Kevin Geiger said that removing the inaccurate white spots on the map are time consuming and expensive. A note should be added to the map Key stating that indication for conserved land on the map is not accurate. This is due to the inaccuracy of the state land maps.

**SPC Assistant** The SPC voted to hire the applicant we interviewed. Her three references were "glowing". Ira will recommend that she be hired at the next Selectboard meeting.

**Meeting Minutes** The minutes of June 21, 2022 were reviewed and approved with one correction, all approved.

At 9:07 PM Sue made the motion to adjourn the meeting, John seconded, all approved.