

Town of Sharon, Vermont
Planning Commission and Development Review Board Minutes
September 13, 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 (via Zoom) Ira Clark, John Roe, (by phone) Paul Kristensen, Andrea Morgan (SPC/DRB Clerk, taking notes, in person)

Visitors (in person) Robert Townsend; via Zoom: Kevin Gish (Selectboard member)

Future Meeting Dates – Mark Your Calendars

Nicola would like the meeting agenda's information by Wednesday prior to the meeting

- Saturday, October 8 at 8:30 AM – site visit for Ainsworth, Rt.14 and site visit for Rodewald at approximately 9:15 am, Cowslip Lane
- Tuesday, October 11 at 7 pm – Planning Commission meeting. Ainsworth Final Review, Rodewald Final Review
- Town Plan to the Selectboard for review when map revision is completed by TRORC, date undetermined.

Ira Clark convened the Development Review Board meeting at 7:06 PM.

Robert Townsend came in to discuss the Rodewald subdivision. His original survey creating two 98.4 acre lots was completed in 2018. In 2019 two Quit Claim deeds were filed with the Town Clerk conveying Lot 1 to Steven Rodewald and Lot 2 to Brenda Rodewald. Both deeds reference Robert's 2018 survey with out any further boundary descriptions. The survey was never recorded because no subdivision application was submitted until August of 2022. Rob's survey will become the description for these deeds if the subdivision is approved and a final mylar is filed with the Town Clerk. The discussion was temporarily tabled until later when John Roe joined the meeting (7:20 pm). At 7:35 pm the discussion resumed. There has been recent construction on one of the lots near Downer Road. Members discussed whether information about that construction should be included in this application or addressed separately when and if a new subdivision application is submitted. The consensus was that the new construction is a separate issue. Paul made a motion to accept the Rodewald subdivision application as complete and to schedule a site visit and Final Hearing at the next SPC/DRB meeting on 10/11/2022. John seconded the motion and all approved.

Ainsworth Subdivision. Robert Townsend oriented meeting participants to the proposed subdivision, survey, and deeds. Josh Benson intends to purchase an 11- acre lot adjacent to Rt. 14 which at one time included a silt quarry used by Ted Kenyon. The lot is steep and mostly wooded. Josh intends to stabilize the steep slopes and use the area for his excavation business. The lot has two access points: Rt. 14 and Westland Rd. John Roe made a motion to accept the Ainsworth Subdivision application and to schedule a site

visit and a Final Hearing for the next SPC /DRB meeting on 10/11/2022. Paul Kristensen seconded the motion and all approved.

At 7:45 pm the Development Review Board meeting adjourned and the Sharon Planning Commission meeting convened.

Meeting Minutes The review of the 8/9/2022 meeting minutes was postponed until next month.

Other Business The agenda for next month's SPC/DRB meeting is already full. New subdivision applications will have to be scheduled for the November meeting. Ira will complete the TRORC survey.

Town Plan No new information or maps have been received from TRORC. Both the maps and the census data need to be updated. There have been some staff changes at TRORC and other delays. Ira has asked them to commit to dates to provide this information and will continue to work to clarify a timeline.

At 8:00 PM Paul made the motion to adjourn the meeting, John seconded, all approved.