

Town of Sharon, Vermont  
Planning Commission / DRB Final Minutes  
August 9, 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; Andrea Morgan, Clerk (taking notes) and Lee Simek (via Zoom)

**Visitors** (in person) Robert Townsend; Alexandre Bird; via Zoom: Suzanne Jones; Robert Meyer (president of High Lake); and Kevin Gish (Selectboard member)

**Future Meeting Dates – Mark Your Calendars**

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

- September 13 – Planning Commission meeting.
- Town Plan to the Selectboard for review when map revision is completed by TRORC, in mid-September.

Ira Clark convened the Development Review Board meeting at 7:00 PM.

**Camp Curtis Final Hearing** Robert Townsend came before the Development Review Board and oriented meeting participants to the survey, proposed subdivision and site plans. "Lot A" is a 6.5-acre parcel that will be subdivided from Camp Curtis LLC's Lot 1 and annexed to the Ladd's existing property.

John Roe made a motion to close the hearing, Paul seconded and all approved. After further discussion and review of the surveys John made a motion to approve the subdivision of "Lot A" with the conditions that there be no change in use, that Lot 'A' be merged with the Ladd's property as proposed, and that the mylar show "Lot A", the lot with which it is being merged as well as the entire Camp Curtis Lot 1 property that is being subdivided. Paul seconded the motion and all approved.

**Rodewald Subdivision** Robert Townsend presented the proposed subdivision. The original survey for the subdivision was completed in 2018 creating 2 lots each totaling 98.4 acres. The State issued a wastewater permit # WW-3-2842 PIN in 2018. The owners did not apply for a subdivision permit from the Town until now. This is a retroactive permit application process. It is not known if deeds were created to match the subdivision. Rob agreed to research the status of the deeds and to prepare for a Preliminary Hearing at the next meeting on September 13. Rob stated that no mylar has been filed with the Town for this subdivision to date, despite the work beginning in 2018. Rob acknowledged that another party has begun construction activity at the far end of one of the proposed new lots, accessed from Downer Forest Rd. At 7:40 Rob, Suzanne and Robert Meyer left the meeting.

**Neil Goodwin** At this point the board does not see an impediment to Neil's proposed subdivision, but they will need to see a formalized illustration of the lot that would be merged with the undersized lot owned by Neil's neighbor. Andrea will draft a letter to Neil for board review.

Paul made a motion to adjourn the Development Review Board, John seconded and all approved.

At 7:53 the Sharon Planning Commission meeting convened.

**Alexandre Bird** came to discuss Tracy's Midway Station. The history of the site and its role as a community meeting place was discussed. Alex is interested in possibly revitalizing the property with a café, store and apartments. The site is a  $\frac{3}{4}$  acre lot which has challenges and will require private investment. Selectboard member Kevin Gish expressed his support for Alex's proposed project. The project location and proposed uses align with the Town Plan, Commissioners agreed.

**Town Plan** The maps that TRORC is working on are expected to be completed by the SPC's next meeting on September 13. Once these maps have been received, the board can schedule meetings and map out a pathway to the Hearings for the Town Plan. Sue will reach out to the Vermont Council on Rural Development to find out if they will be available to assist with presenting the plan in this fall.

**Meeting Minutes** The minutes of July 26, 2022 meeting were reviewed and approved by all, with minor revisions. The minutes of the August 2, 2022 Development Review Board hearing were reviewed and approved by all.

At 9:12 PM Sue made the motion to adjourn the meeting, John seconded, all approved.