

Town of Sharon, Vermont  
DRB/Planning Commission  
Minutes  
January 11, 2022 (Final)  
*(as approved 2/8/22)*

*The meeting was publicly warned in conformance with the Vermont Open Meeting law requirements for remote and/or telephonic meetings.*

**Attending:**

From Sharon Town Offices: DRB/SPC member John Roe, Margy Becker (taking minutes); Attending remotely via Zoom: DRB/SPC members Ira Clark, Paul Kristensen, Sue Sellew, Lee Simek; Subdivision applicants Terri A. Demond Thomas (Thomas application), Robert Townsend (Chase application); Jason & Heath Blackburn, Black River Quarries.

Ira Clark convened the DRB meeting at approximately 7:00PM.

1. Initial Subdivision Review: Application by Ronald L and Nina L. Thomas Subdivision of Parcel No. R02200L comprised of 10 acres into two lots: Lot A = 6 acres $\pm$ ; Lot B = 4 acres  $\pm$

Terri Demond and Ron Thomas described generally their intent to subdivide 10 acres located at 2029 Rte. 132. The existing access from Rte. 132 will serve both lots.

The sketch plan was reviewed and discussed. The plan indicates the 4-acre lot ('southern lot') is comprised of an existing dwelling, garage, utilities, and an existing septic system. The proposed 'northern lot' of 6 acres contains utilities, an existing barn, mobile home, and septic system. The mobile home will be replaced with a new dwelling. The barn will remain.

Terri reported the State of Vermont will be asked to approve septic/wastewater replacement areas for both lots. The sketch plan indicates proposed locations. DRB member Lee Simek noted the septic system locations appear quite close together. Terri and Ron indicated they will work with an engineer to obtain approvals.

Terri and Ron stated they still need to hire a surveyor. DRB members advised that the boundary survey will need to be submitted prior to preliminary review. Margy Becker will follow-up with applicants concerning preliminary review requirements and a potential timeline for said review.

2. Initial Subdivision Review: Application by Michael Chase Subdivision of Parcel No. S14477L comprised of 3.3 acres into: three lots: Lot 2=1.1 acres; Lot 3=1.0 acre; Lot 4=1.0 acre.

Robert Townsend, representing applicant Michael Chase, presented his survey and proposed subdivision plan. The property is located at 128 VT Rte. 14 and contains acreage that was formerly a mobile home park. The parcel is between Rte. 14 and the railroad tracks. The plan illustrates 3 proposed lots, each with access to Rte. 14 over existing driveways. No new curb cuts are proposed. There is also an internal drive connecting the lots, which runs parallel to Rte. 14.

Rob indicated the lot numbering on the survey (lots 2, 3, 4 and no 'lot 1') relate to references in the existing wastewater permit for the mobile home abutting the parcel to the south (owned by Rhonda Yvonne Walz).

Rob reported he is preparing water supply and wastewater site plans for each lot for submittal to the State. The southerly most proposed lot 2 (1.1 acres) hosts a drilled well. State approvals for a new wastewater system and replacement area are needed. The middle lot, Lot 3, contains an existing house and septic system. State approval will be needed for the wastewater replacement area. The northerly lot, Lot 4, is comprised of an existing mobile home, shed, and existing septic system. State approval for a wastewater replacement area and a replacement well location will be required. The current water supply for this lot is off-site and to the far side of the Gelinas dwelling.

DRB members inquired whether the water supply and wastewater approvals will cause overshadowing of existing water supply or wastewater systems on adjacent properties. Rob indicated there will be no overshadowing.

DRB members concluded initial review. Margy Becker will correspond with Rob regarding preliminary review requirements and a proposed timeline those submittals.

### 3. Review & Approval of Glendine Piper Trust Mylar

Margy Becker indicated the mylar is a correct copy of the approved survey and final plan for the Glendine Piper Trust subdivision. John Roe, present in the Town Offices, concurred. **Motion by Sue Sellew to approve the Glendine Piper Trust mylar and to authorize John Roe to sign on behalf of the DRB. Paul Kristensen seconded. The motion carried unanimously.**

### 4. Adjourn.

**John Roe made the motion to adjourn the DRB meeting at 8:52PM. Sue Sellew seconded. The motion carried unanimously.**

### Convene Planning Commission Meeting:

Attending: From Sharon Town Offices: DRB/SPC member John Roe, Margy Becker (taking minutes); Attending remotely via Zoom: DRB/SPC members Ira Clark, Paul Kristensen, Sue Sellew, Lee Simek; Visitors: Jason & Heath Blackburn, Black River Quarries; Robert Townsend, Surveyor for Black River Quarries.

1. Nomination/Election of Meeting Chair/Call to Order:

**Sue Sellew nominated Ira Clark as temporary chair of the Planning Commission. Lee Simek seconded. The motion carried unanimously.** Ira convened the meeting.

2. Black River Quarries re: proposed expansion of operations and Town Plan Compatibility

Jason Blackburn described plans for expansion of quarry operations purchased from Ted Kenyon d/b/a Quimby Mountain Stone. The Blackburns have since acquired additional land between the Interstate and railroad that was formerly owned by members of the Chase family. A portion of this acreage is included in the original Act 250 permit granted to Ted Kenyon.

The Blackburns are proposing to locate 'processing operations' and living quarters for HB2 visa works to be sited on this newly-acquired acreage. The quarry expansion will require an Act 250 permit amendment. Rob Townsend noted the proposed 'processing operations' appear to straddle the 'rural residential area' as appears on the 2015 Town Plan future land use area map. The Blackburns asked for an indication from the Planning Commission as to whether it would support the project in the proposed location.

Project plans and phasing were discussed in addition to Town Plan provisions. Planning Commissioners raised concerns regarding safety of the existing rail crossing. Paul Kristensen reported the crossing to be an 'agricultural crossing'. There are no gates or signalization.

Planning Commissioners expressed a range of views and opinions as to whether the proposed 'processing operations' were suitable land uses for a rural residential area as defined by the Town Plan. Discussions concluded with Planning Commissioners indicating their preference for further consideration of town plan language before issuing any statement of support for the project.

3. Town Plan Revisions:

Discussions on final proposed town plan revisions were postponed until the next meeting. SPC members expressed the need to further research the town plan adoption and re-adoption processes.

4. Adjourn:

**Sue Sellew made the motion to adjourn the Planning Commission meeting at 8:52PM. Paul Kristensen seconded. The motion carried unanimously.**

Submitted by Margy Becker