

Town of Sharon, Vermont
Planning Commission and Development Review Board Minutes
December 13, 2022
(As approved 1/24/23)

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 : Ira Clark, John Roe, Paul Kristensen, Sue Sellew, Lee Simak (via Zoom)
Andrea Morgan (SPC/DRB Clerk, taking notes, in person)

Visitors. In person: Laura Johnson, Richard Johnson, Alden Gray. Via Zoom: Peter Johnson, Joe Johnson, Sydney Steinle (TRORC).

Future Meeting Dates – Mark Your Calendar

- Tuesday December 20, 2022 at 2:45PM – site visit for Carroll, 1671 Rt.14 and site visit for Radicioni at approximately 3PM, at 2911 Rt. 14
- Tuesday, December 20, 2022– Special Development Review Board Meeting. Public Hearings for Flood Hazard Permits: 3:15PM Walter Radicioni and approximately 4PM Chris Carroll
- Tuesday January 10, 2023 7PM Planning Commission/DRB Regular Meeting

Ira Clark convened the Development Review Board meeting at 7:04 PM

The Johnson family came before the Board to discuss their proposed subdivision. The property is located on Beaver Meadow Road, is owned by Richard, Peter, Joseph, and Laura Johnson and is 191 acres in total. The proposed subdivision would create two lots: “Lot 1” 188 acres and “Lot 2” 3 acres.” Lot 2” is intended for residential use and would be owned by Laura Johnson.

Lot 2 has an approved driveway permit from the Sharon Selectboard. Laura explained that the average grade of the steepest section is 13%. The State has issued a Wastewater Permit and both the existing house and the proposed new home have septic replacement sites.

Laura is going to ask her surveyor to prepare a site plan at 100 scale for her Preliminary Review that shows the topographic contours, and proposed drive, house, and septic sites on one plan.

Neil Goodwin: The Board discussed Neil’s proposed project and agreed that it is in compliance with the Sharon Subdivision Regulations for boundary line adjustments and does not create a new separate parcel or lot. Andrea will pass this information on to Neil.

Rodewald: The final mylar for the Rodewald subdivision was signed.

At 7:45PM Sue Sellew made a motion to adjourn the DRB and convene the Planning Commission meeting. The motion was seconded by John Roe and approved by all.

Meeting Minutes: the 11/1/22 minutes were discussed. Sue Sellew made a motion to accept the minutes with one change. Lee seconded the motion and all approved.

Town Plan: Sydney Steinle from TRORC attended the meeting to assist the SPC with finalizing the Town Plan. Areas of the plan that were discussed included the Implementation Matrix, the “Utilities and Facilities” section, the issue of ground mounted solar installations within the village, edits to the Agriculture and Forestry sections, the Energy Chapter and goals and edits to the Small Business Enterprise Area section. SPC members will send their edits to Sydney who will incorporate them into the Town Plan for next month’s meeting. The timeline for moving to a public hearing was also discussed.

Other Business SPC members have been working on the budget request for the next fiscal year. The Annual Report was discussed and will also be submitted soon.

At 9:45 PM Sue made the motion to adjourn the meeting, John seconded, all approved.