

Town of Sharon, Vermont
Planning Commission and Development Review Board Minutes Draft
January 10, 2023
(As approved 1/24/2023)

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: Doug Moore. Via Zoom: John Broker-Campbell (ANR, 7:30-7:35 PM), Sydney Steinle (TRORC).

Future Meeting Dates – Mark Your Calendar

- Tuesday January 24, 2023 at 7PM – continuation of Radicioni hearing regarding an application for a Flood Hazard Permit for the reconstruction of a pole barn at 2911 Rt. 14 and the review of the final draft of the Town Plan.
- Tuesday February 14, 2023 7PM Planning Commission/DRB Regular Meeting

Ira Clark convened the Development Review Board meeting at 7:01 PM

Doug Moore came before the Board to discuss a proposed subdivision.

The property is located on Broad Brook Road, and is 31 acres in total. The proposed subdivision would create two lots: “Lot 1” 28 acres and “Lot 2” 3 acres.” Lot 2” is intended for single residential use and would be owned by Nara Moore who built a yurt in that area approximately 3 years ago.

Lot 2 has access to the existing private driveway and has its own electrical connection and septic system. The State has issued a wastewater permit. Paul pointed out that the deed will need to include a right of way for the existing drive to Broad Brook Road and that the site plan needs to show the septic system and replacement septic for the residence on Lot 1. AO Geo Honigford visited the site and confirmed that the structure is not in the flood zone.

Doug is going to ask the surveyor to update the survey to show the septic system for Lot 1, and to reference the boundary line adjustment with Neil Goodwin as well as to clarify or remove the lot lines along the boundary with the land of Neil Goodwin. Doug will also determine if a replacement septic system was designed for the residence on Lot 1. Doug will let Andrea know if this work can be completed in time for the March meeting.

Paul moved to accept the Moore subdivision application, Sue seconded and all approved.

At 7:35PM Ira opened the continuation of the **Radicioni Hearing**. On 12/20/2022 this hearing was continued to give John Broker-Campbell from the Agency of Natural Resources time to review materials submitted by the applicant from Pathways Engineering. Unfortunately, Mr. Radicioni was away and unable to attend tonight's meeting. The members of the board agreed that Mr. Radicioni should have the opportunity to participate in the continued hearing.

Sue Sellew made a motion to continue the Radicioni hearing to January 24, 2023 at 7 PM, John Roe seconded and all approved

Paul Kristensen made a motion to adjourn the DRB and convene the SPC meeting, John Roe seconded and all approved.

Town Plan: Sydney Steinle from TRORC attended the meeting to assist the SPC with finalizing the Town Plan. Edits of the plan that were discussed included: the Small Enterprise Area, Utilities & Facilities, Value Added Agriculture & Forestry, the Habitat Connector Map, Energy Scarcity, Energy Policy, Ground Mounted Solar in the Village, Home Businesses, and the Village Area.

Sydney plans to check in on 1/17 to confirm if a final draft will be ready before the SPC's next meeting on 1/24/2023.

Meeting Minutes: the review of the 12/13 and 12/20/22 meeting minutes was postponed.

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