

Town of Sharon, Vermont
Planning Commission and Development Review Board Minutes
February 14, 2023
(As amended on 3/14/2023)

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

Future Meeting Dates – Mark Your Calendar

- Tuesday March 14, 2023 7PM Planning Commission/DRB Regular Meeting, Moore preliminary subdivision review.
- Tuesday March 28, 2023 7PM Planning Commission Hearing on Town Plan.

Ira Clark convened the Development Review Board meeting at 7 PM

The Johnson family came before the Board for the preliminary review of 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.

Alden Gray represented Laura Johnson at the preliminary review and presented the site plan for Lot 2 which shows the proposed site of the driveway, house, septic system, and well in addition to boundary and contour lines.

Ira noted that the site plan and the survey both show the Johnson’s remaining 188 acres as two separate lots: Lot 1: 75.22 acres and Lot 3: 112.78 acres with Beaver Meadow Road dividing them. He asked if the total acreage was already described as two lots or a single lot. Alden replied that he understood that the total acreage was one parcel that was divided into two lots by the road. Ira wondered if this is reflected in the current deeds and pointed out the need to clarify whether this subdivision was creating one or two new lots. There was a general discussion about how many lots the Johnsons want to create through this subdivision action. An additional fee of \$50 would be required if the Johnson’s decide they want to create two new lots. Joe Johnson said that it was his understanding that they were creating one new lot of 3 acres. Alden, Richard, Joe and Peter agreed that they would have the surveyor draw up the final plan with two lots: Lot 1: 191 acres and Lot 2: 3 acres providing that Laura agreed too.

There were no further questions about the site plan. The final hearing for the Johnson subdivision was scheduled for April 11th with a site visit on April 9th at 10am. Alden Gray and Richard, Joe and Peter Johnson left the meeting.

At 7:30PM Sue Sellew made a motion to adjourn the DRB and convene the Planning Commission meeting. The motion was seconded by Paul and approved by all.

Town Plan: Sydney Steinle from TRORC attended the meeting to assist the SPC with finalizing the Town Plan. The draft for the Planning Commission hearing was reviewed and minor edits were made. The timeline for moving to a public hearing and the warning process were also discussed. The SPC identified March 28th at 7PM as a tentative date and time. Andrea will find out if the Music Room at the Sharon Elementary School would be available for the hearing. Sydney will send the “Adoption Process Checklist,” work on preparing maps for the hearing and create a summary document.

At 8:22PM Sue made a motion to adjourn the Planning Commission meeting and reconvene the DRB meeting, John seconded and all approved.

Ira has written a draft decision for the Radicioni Flood Hazard hearing which has been circulated to the DRB. Ira will continue to work on edits and then send the decision to Geo.

Meeting Minutes: the 12/20/22 and 1/24/23 DRB minutes were discussed. John made a motion to accept the minutes as edited by Ira. Sue seconded the motion and all approved.

Geo’s 12/20/22 site visit minutes were also reviewed. Sue Sellew made a motion to approve the minutes with one change, John seconded and all approved.

Other Business: On two occasions the SPC/DRB has had difficulty using Zoom because of another meeting occurring at the same time. Andrea is going to get more information about Microsoft “Teams” which is a free service.

At 9PM Paul made the motion to adjourn the meeting, John seconded, all approved.