

Town of Sharon, Vermont
Planning Commission and Development Review Board Minutes
March 14, 2023
(As approved on 4/11/2023)

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, Sue Sellew, Lee Simak (via Zoom) Andrea Morgan (SPC/DRB Clerk, taking notes, in person)

Visitors. In person: Laura Johnson, Via Zoom: Doug and Judith Moore, Dee Gish, Joe Johnson.

Future Meeting Dates – Mark Your Calendar

- Tuesday March 28th 7PM Planning Commission Hearing on Town Plan- held at the Sharon Elementary School Music/Art Room.
- Saturday April 8th 9AM site visit Moore subdivision, 552 Broad Brook Road
- Tuesday April 11th 6PM site visit Johnson subdivision, 2307 Beaver Meadow Rd.
- Tuesday April 11th 7PM SPB/DRB Regular Meeting: Public Hearing Moore and Johnson subdivisions.

Ira Clark convened the Development Review Board meeting at 7:10 PM

Doug and Judith Moore came before the Board for the preliminary review of their proposed subdivision. Ira recapped that at the initial review Doug was going to check into whether a replacement septic system had been designed for the original residence and contact his surveyor regarding the dotted lines at the top of the survey and to see if a reference could be made to the boundary line adjustment with Neil Goodwin. Doug reported that he was unable to find the septic design with either the state or the contractor. Sue emailed Terry Shearer at the Springfield Regional DEC office about the Moore's wastewater permit in January. Terry wrote back that because the Moore's original residence is over 500 feet from the boundary of the proposed subdivision, Lot #1 is exempt from any rules of his office.

Blake Thomsen did the survey work on the property in 2016. He has since moved out of the area and Doug has been unable to reach him. The DRB members reviewed the survey and agreed that it is a "closed survey" with clear boundary lines. The boundary line agreement with Neil Goodwin is recorded with the Town. The DRB members agreed that the Moore's are ready to move forward with their public hearing. The hearing was scheduled for April 11th and there will be a site visit on Saturday April 8th at 9AM.

Laura and Joseph Johnson came before the board to discuss the number of lots in their proposed subdivision. Ira said it was his understanding that the family's intent is to create

one new 3- acre lot and that the entire property has one deed. The property is 191 acres in total and is bisected by Beaver Meadow Road. Both the septic design and the revised survey show 3 lots with “Lot 2” as the proposed 3-acre subdivision and the remaining 191 acres split into “Lot 1” and “Lot 3” to show the land on either side of the road.

Ira explained that the plans, deeds, and subdivision application must all be consistent and show the same information. The DRB recently reached out to Terry Shearer of DEC regarding this issue and had a similar situation in 2013 with a subdivision on Honeybrook Road where they sought the opinion of the Town’s counsel. Both Terry Shearer and Tarrant Gilles agreed that the road may be used as a subdivision boundary line but it does not compel one to subdivide. Ira said the family can choose to have the septic design and survey revised to show a total of two lots and go forward with their application for a single subdivision or they can update their application for a total of three lots.

Laura Johnson prefers that the subdivision only results in two lots but wondered how the 2 lots should be labeled. She is going to contact the septic designer and surveyor to find out if these revisions can be completed in time for the family to have a public hearing at the April 11th meeting and let Andrea know. A site visit was scheduled for April 11th at 6PM.

Laura made a note with her initials on the application to show the lots and acreage. Sue made a motion to approve the change to application, John seconded and all approved.

John made a motion to adjourn the DRB meeting, Sue seconded and all approved.

At 8PM the Planning Commission meeting was convened.

Town Plan: The PC members discussed the presentation of the Town Plan at the upcoming hearing on March 28th. They agreed that it made sense to focus on the areas of the plan that had significantly changed. Topics that were identified for the presentation included: the survey results, energy, maps, habitat blocks, the small business enterprise area, the village area, flood resiliency and the implementation matrix. Andrea will call Staples to check into the cost of mounting the maps.

Bylaws: Both the subdivision regulations and the flood hazard bylaw are due for revision. Members agreed to focus on the subdivision regulations first with an objective of completing an update by the end of the year. Some areas identified for attention included annexations and boundary line adjustments, map scales, and finding ways to clarify the process, instructions and fees.

Meeting Minutes: the 2/14/2023 DRB/SPC minutes were discussed and edited. Sue made a motion to accept the minutes as edited. John seconded the motion and all approved.

At 9:04 PM John made the motion to adjourn the meeting, Lee seconded, all approved.