

Town of Sharon, Vermont
Planning Commission and Development Review Board Minutes
May 9, 2023
(As approved on 6/13/2023)

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: John Roe, Sue Sellew, Paul Kristensen, Dee Gish, Lucy Gibson, Andrea Morgan (SPC/DRB Clerk, taking notes, in person)

Visitors. Via Zoom: Terri Demond Thomas and Robert Thomas.

Future Meeting Dates – Mark Your Calendar

- Tuesday June 13th 7PM SPB/DRB Regular Meeting

John Roe convened the Development Review Board meeting at 7:00 PM and opened the public hearing for the **Thomas subdivision**.

John asked Terri and Robert to explain their proposed subdivision to the hearing participants. Terri and Robert represent Ronald and Nina Thomas on this application. The Thomas property is located off Rt. 132 and is 11.56 acres. The proposed subdivision would create 2 lots. Lot 1 would have 4.11 acres and Lot 2 would have 7.45 acres. Terri and Robert plan to remove an old trailer from Lot 2, install a new mobile home and keep the existing barn. Terri explained that the survey work and septic design have been completed, and the wastewater permit has been submitted to the State but they have not received their permit yet. Lot 2 will use the existing right of way.

John added that there had been a site visit to the Thomas property on May 7th at 9AM. DRB members Sue Sellew, Paul Kristensen, John Roe and Dee Gish attended. Applicants Ron, Rob and Terri Thomas and their contractor Travis Barker were also present. John explained that during the site visit the group discussed three changes that need to be made to update the mylar before it is submitted to the DRB. The changes include determining whether the replacement septic area is for both houses or if there will be two replacement septic areas, accurately representing the location of the wells and making an adjustment to the depiction of a right of way which is currently inaccurately drawn.

Since there were no further questions or comments, Sue moved to close the Thomas subdivision hearing. Dee seconded the motion and all approved.

Dee moved to approve the Thomas subdivision of two lots with the changes to the mylar to accurately show the wells, replacement septic system(s) and right of way. Lucy seconded the motion and all approved. Terri and Rob Thomas left the meeting at 7:10PM.

Moore Subdivision: The mylar for the Moore subdivision was submitted for review.

Dee moved to request that the survey by Blake Thomsen be redrawn to show the residence, septic and well on Lot 2. Paul seconded the motion. Paul, John, Lucy and Dee voted to approve the motion and Sue abstained.

The members reviewed the minutes from the previous meetings and hearing with the Moores as well as the Thomsen survey.

Sue made a motion to withdraw the previous motion requesting that the Moore mylar be updated. Lucy seconded the motion and all approved.

Sue moved to accept the Moore mylar. Lucy seconded the motion and all approved.

Johnson Subdivision: The mylar for the Johnson subdivision was submitted for review.

Sue moved to approve the Johnson subdivision plat showing Lots 1 and 2. Paul seconded the motion and all approved.

At 7:50PM Sue moved to adjourn the DRB and convene the SPC meeting. Lucy seconded and all approved.

Number of positions on the SPC/DRB: The Selectboard requested that the PC make a recommendation regarding the number of positions on both the PC and DRB and whether the same members should continue to serve on both boards. Currently the number authorized by the SB is seven and for some time the actual number serving on both boards has been five members. Sue said that she feels that a 5-member board functions well. Paul agreed but also thought that if a highly qualified individual is interested in serving, they should be considered. John agreed with both Sue and Paul.

Sue moved to recommend to the Selectboard that the SPC and DRB have five members and continue as a combined commission/board with the understanding that the Selectboard can change the number of members in the future. Lucy seconded the motion and all approved.

Elect a new Chairperson to the SPB/DRB: Dee moved to nominate John Roe as the new chair of the PC and DRB. Paul seconded and all approved.

Meeting Minutes: The minutes from the 4/23/23 Special Meeting were reviewed. Sue moved to approve the minutes as written. Paul seconded and all approved.

Paul moved to adjourn the SPC meeting. Dee seconded the motion and all approved.

