

Town of Sharon, Vermont
Planning Commission and Development Review Board Minutes
August 8, 2023
(*As approved on 9/13/2023*)

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), Geo Honigford (Flood Hazard A.O.)

Visitors: Roger Harrington (via Zoom).

Future Meeting Dates – Mark Your Calendar

- Tuesday September 12th 7PM SPB/DRB Regular Meeting

John Roe convened the Development Review Board meeting at 7:04 PM and opened the **Conditional Use Hearing** for the repair of an existing farm bridge in a Flood Hazard area located at 60 Moore Road. Parcel id: R36010.R

A site visit to 60 Moore Road preceded the hearing.

The applicant Roger Harrington explained that the existing farm bridge on his property has been repaired but needs more work to be safely usable. Specifically, the abutment on the east bank of Elmer's Brook is compromised. This June, A.N.R. engineer Scott Jensen and Sharon Flood Hazard A.O. Geo Honigford visited the site and agreed that the east abutment needs to be replaced. The distance between the abutments will be 21 feet and the I- beams and bridge decking will be replaced. The State has also requested that the rocks on the east side of the stream be used for erosion control along the bank. The bridge is being designed to support a load of 20 tons. The applicant intends to use the bridge to access farmland on the other side of the stream, control invasive species and do forest management work.

Geo said that the State has signed off on this project and that he does not anticipate any problems.

At 7:15 Roger Harrington left the meeting. There were no other participants.

Dee moved to close the conditional use hearing, Sue seconded and all approved.

9/18/2023

Sue moved to approve the FHA application to repair an existing farm bridge, Paul seconded and all approved.

Sue moved to modify her motion as follows: to approve the FHA application to repair an existing farm bridge to the State's specifications, for the intended use of farming and forest management and that the bridge must be inspected by A.O. Geo Honigford prior to use. Paul seconded the motion and all approved.

Geo left the meeting at 7:20.

Review of Ainsworth mylar:

This subdivision was approved on October 11, 2022. The Sharon Subdivision Regulations require that mylars must be submitted to the Town Clerk for recording within 180 days following the date of approval. This mylar has been submitted to the DRB well past the allowed time. The Subdivision Regulations state that failure to submit a mylar within the allowed time nullifies the subdivision approval.

The subdivided property was sold in June of 2023. The deed has been recorded. The deed references a Subdivision Survey by J. Baker. The date of the survey cited in the deed does not match the date on the mylar presented to the DRB.

Paul moved to return the mylar to the applicant because the date on the mylar does not match the date on the deed and because the mylar was not submitted within 180 days of the subdivision approval. Lucy seconded the motion. There was no further discussion, and all voted to approve the motion.

Compost bins at Sharon Elementary School: Cat Buxton reached out to the SPC/DRB regarding a project to construct new compost bins. The board agreed that there are no issues with this project that concern the DRB.

Sue moved to adjourn the DRB and convene the SPC meeting, Dee seconded and all approved.

Flood Hazard Bylaw informational mailing: Sue wrote a short informational summary of the FH Bylaw. Originally the intent was to get permission from the SB to include it in a tax mailing. Andrea will now check to see if it could go on the Town FB page and the Sharon listserv.

Driveway Permits: Sue will look at the Town's website to get information about factors considered when reviewing driveway permits and compare them to the Subdivision standards.

Subdivision Regulation Review: members have reviewed Sharon's regulations and are researching other Town's regulations. Some of the issues with Sharon's regulations that were discussed at this meeting included: clarifying the definition and process for the review of lot line adjustments and annexations, whether Sharon wants to separate minor

and major subdivisions, and how to streamline the process for smaller subdivisions. SPC members will review the Initial and Preliminary Review sections with edits and ideas for next month and submit issues to Andrea.

Minutes: Dee moved to accept the 6/13/2023 minutes as written, Sue seconded and all approved.

Paul moved to adjourn the SPC meeting at 9PM, Dee seconded and all approved.

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