

Town of Sharon, Vermont
Planning Commission and Development Review Board Minutes
January 9, 2024
(As approved on 2/13/2024)

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, Dana Colson, & Andrea Morgan (SPC/DRB Clerk, taking notes) in person and Paul Kristensen, Dee Gish and Lucy Gibson via Zoom.

Visitors: Robert Kebalka and Larry Swanson in person. Bill and Elizabeth Sowerwine via Zoom.

Future Meeting Dates – Mark Your Calendar

- Sunday February 11th 10AM Kebalka Site Visit 6326 Rt 14
- Tuesday February 13th 7PM SPB/DRB Public Hearing regarding a change in the conditions of a subdivision permit that restricts access to the adjacent land of the applicant. Robert & Myra Kebalka. Parcel Id: N14130R. Location : 6326 Rt. 14

John Roe convened the Development Review Board meeting at 7:04 PM.

Kebalka Subdivision: Robert Kebalka and his surveyor Larry Swanson came before the DRB to discuss one of the conditions of Robert’s 2021 subdivision. The property is located at 6326 Rt. 14 and consists of Lot A 1.63 acres and Lot B 43.9 acres. Larry brought a copy of the final mylar from the 2021 subdivision and explained that note number 9 on the mylar reads “A condition of this survey is that the 20 foot right-of-way is to provide access to the staging area. The proposed right-of-way is not to be used to provide access to any potential future development (dwelling etc.)” At the time of this subdivision review the applicant only wanted to access the staging area for equipment and supplies but now his plans have changed.

Robert explained that he now wants to build a duplex in the location of the staging area on Lot B and would like to use this narrow right-of way through Lot A to access the site rather than create another access on Route 14. There is a 50-foot right-of-way through Lot A leading to another dwelling on Lot B but the staging area is not accessible from that right-of-way because of the topography

John asked if the 20-foot right-of-way could be widened to 50 feet. Larry explained that the space is constrained by Rt. 14 on one side and by the septic system, well and shed on the other but he thinks a 40 foot or 45 foot right-of-way is possible. John asked if there

was adequate space to provide room for snow removal and both Larry and Robert agree that there is.

Dee asked about water for the new duplex and Robert said that he has other wells on Lot B that he could use for this new building and that he is also looking into drilling a new well. Tom Otterman is the septic designer and the wastewater permit from the State has already been issued. Sue asked if Robert leases these dwellings and Robert said that he does. Both Sue and Dee felt it is important to have a site visit to view the right-of way and site.

Robert inquired about the possibility of creating a subdivision around this new duplex on Lot B. Paul said that if Robert decided to do that, it should be a separate process. The 2021 subdivision permit was approved on the condition that the 20-foot right-of-way only be used to access the staging area. The applicant is requesting a change of use and therefore will have to re-submit a subdivision application.

Paul asked Larry about the requirements for a State Highway right-of -way. Larry said that by statute surveyors can assume that a state highway is 3 rods. John asked about the electric utility easement and Larry said that because it is a distribution line a right-of -way can pass under it.

A site visit was scheduled for Sunday February 11th at 10AM. The final public hearing is scheduled for the next SPC/DRB meeting on Tuesday February 13. Larry, Robert, and Bill and Elizabeth Sowerwine left the meeting at approximately 8PM.

Sue moved to close the DRB meeting, Paul seconded and all approved.

Sue moved to open the SPC meeting, Paul seconded and all approved.

Sue moved to adjourn the meeting because of the storm and bad travel conditions, Paul seconded and all approved.