

Town of Sharon, Vermont  
Planning Commission and Development Review Board Minutes  
April 9, 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 Sellow, Dee Gish, Paul Kristensen, Dana Colson & Andrea Morgan (SPC/DRB Clerk, taking notes) in person.

**Visitors:** Larry Swanson, Myra & Robert Kebalka in person. Ira Clark & Kevin Gish (Sharon Selectboard) via Zoom.

**Future Meeting Dates – Mark Your Calendar**

- Tuesday May 14<sup>th</sup> 7PM SPB/DRB regular meeting. Site visit Kebalka 6PM, 6326 Rt 14. Final Public hearing Kebalka 7PM.

John Roe convened the Development Review Board meeting at 7:07 PM.

**Kebalka Subdivision:** For the preliminary review of this subdivision application Larry Swanson presented his “Progress Print” dated 3/22/2024. The plan shows that the right-of way through 6326 Sharon, VT LLC has been widened to 50 feet and boundary lines for a proposed subdivision of 6316 Sharon, VT LLC. Lot 1 is 1.26 acres and Lot 2 is 42.65 acres. The proposed house, septic and water supply sites on Lot 1 are shown as well as the intermittent stream. The proposed house site is 26-27 feet away from the intermittent stream. The septic plans have been approved by the State and now Larry will provide the proposed subdivision boundary lines to DEC. John requested that Larry add a note to the plan stating that the house will be located at a distance greater than 25 feet from the culvert that the stream passes through. Larry will add the note and submit the revised plan before the final hearing.

Sue moved to accept the preliminary plan as presented with the addition of the note that the house will be sited at a distance greater than 25 feet from the culvert that the intermittent stream flows through. Dee seconded the motion and all approved.

The final public hearing for this subdivision was scheduled for May 14<sup>th</sup> and a site visit will be held on the same date at 6PM.

At 7:40 PM Paul moved to adjourn the DRB meeting and convene the SPC meeting. Dee seconded and all approved. Myra, Robert and Larry left the meeting.

**Subdivision Regulations:** Ira Clark joined the meeting to share his recent experience that creating a print on mylar is difficult for the average person. Few copy shops carry mylar anymore. Sharon's subdivision regulations require that the final plan be submitted on a mylar sheet, and he wondered if this is necessary. Andrea will check the Vermont State Statutes to learn more about what is required by the State for the final subdivision plan.

Kevin Gish inquired about the differing roles and duties of the Planning Commission versus the Development Review Board and commented that the SPC and DRB are separate entities with the same people serving on those entities. He requested that the SPC research and clarify the responsibilities of the PC and the DRB. Ira commented that he had discussed this matter with TRORC in the past and the regional planning commission had a firm opinion that overseeing subdivisions and flood hazard applications was the DRB's responsibility while the PC was responsible for the Town Plan. Andrea will reach out to TRORC for guidance in this matter.

**Meeting Minutes:** Review of the 3/12/2024 meeting minutes was postponed until May.

At 8:20PM Sue moved to adjourn the meeting, Paul seconded and all approved.