

Town of Sharon, Vermont
Planning Commission and Development Review Board Minutes
May 14, 2024
(As approved 6/11/2014)

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

Visitors: Larry Swanson, Robert & Myra Kebalka, John and Janine Putnam, Caleb Putnam & Kevin Gish (Selectboard) via Zoom.

Future Meeting Dates – Mark Your Calendar

- Tuesday June 11 7PM SPB/DRB regular meeting. Final public hearing Putnam subdivision.

John Roe convened the Development Review Board meeting at 7:00 PM and opened the final public subdivision hearing for **6316 Sharon VT, LLC**. A site visit to 6316 Rt. 14 preceded the hearing and was attended by the applicants Robert and Myra Kebalka, their surveyor Larry Swanson and DRB members John Roe, Sue Sellew, Dana Colson, Dee Gish and Paul Kristensen. Larry Swanson updated the DRB members that since the April meeting he made one change to the survey which was to note the distance between the culvert of the intermittent stream and the corner of the house as equal to or greater than 27 feet. Larry requested that he change the distance to equal to or greater than 25 feet for the final plan. Robert Kebalka confirmed that the amended wastewater permit for this project has been submitted to the State and that they are waiting to get it back.

There were no further questions or comments from meeting participants about this subdivision.

Dee moved to close the final public hearing, Sue seconded and all approved.

Paul moved to approve the 6316 Sharon VT, LLC subdivision to create a lot for a residential duplex building with the conditions that the final mylar show the dimension from the intermittent stream culvert to the corner of the house as equal to or greater than 25 feet and that the approved wastewater permit be received and submitted to the DRB before the mylar is signed and the subdivision permit is issued. Sue seconded the motion and all approved. At 7:15 Larry, Robert and Myra left the meeting.

Putnam Subdivision: John and Janine Putnam gave an overview of the proposed subdivision. The property is located off Howe Hill Road. The total area is 37.2 acres and the Putnams intend to divide it into two 18.6 acre lots, one for each of their sons Ian and Caleb. The property is used as a hay field, has a woodlot and is in the Current Use Program. It will probably not be able to stay in Current Use after being subdivided because of acreage requirements but it will continue to be hayed and each Putnam son intends to build a residence. The Putnam's oriented the DRB members to the survey and site plan for the subdivision.

This property is the location of the Howe Hill Cemetery which will be in Parcel 2 of the subdivision. The deed conveying the property to the Putnams from Wilfred Moore is subject to the right of the public to have access to the cemetery. John and Janine visited the Sharon Town Clerk to research whether there is a deed conveying the cemetery to the Town. No such deed was found. Continued access by the public to the cemetery will be a condition of the subdivision permit and access will be through both Parcel 1 and 2. The Putnam's are considering creating a pull-off space for limited parking as well as putting up a sign. The DRB requested that the surveyor add a note to the survey stating that public access to the cemetery is a condition of the subdivision permit and Caleb agreed to follow up with the surveyor.

The Putnams have submitted a driveway permit to the Selectboard and are waiting for approval. John Roe explained that both the survey and the deeds will need to show a 50 foot legal right-of-way through Parcel 1 to Parcel 2 per the subdivision standards. Caleb will ask the surveyor to make this change.

The wastewater permit has been submitted to the State. The plans show a mound system for both residences. The septic engineer submitted an email explaining that mound systems do not require replacement areas. Andrea will follow up to determine if there is a regulation citation that the DRB can refer to for confirmation.

Sue moved to accept the preliminary plan with the conditions that the final plan show the 50-foot legal right-of way through Parcel 1 and that the survey notes state that the subdivision is subject to continued public access to the Howe Hill Cemetery. Paul seconded the motion and all approved.

The final public hearing for this subdivision is scheduled for Tuesday June 11 at 7 PM and it will be preceded by a site visit at 6:15 PM at 2579 Howe Hill Road. John, Janine and Caleb Putnam left the meeting at 8:15 PM.

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

Kevin Gish from the Selectboard joined the meeting via Zoom.

Sue moved to enter into executive session to discuss confidential attorney-client communications made for the purposes of providing professional legal services to the Town under the provisions of Title 1, Section 313 (a) (1) (A) of the Vermont Statutes. Dee seconded and all approved. At approximately 8:40 PM Sue moved to adjourn executive session and convene the regular SPC meeting. Dee seconded and all approved.

Meeting Minutes: Dee moved to accept the March and April meeting minutes. Sue seconded and all approved.

John moved to adjourn the meeting. Dee seconded and all approved.