

Town of Sharon, Vermont
Planning Commission and Development Review Board Minutes
July 23, 2024
(As approved on 8/13/2024)

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

Visitors: Marc Okrant, Jenny Sweet- McDonnell, Heidi and Ken Skinner, Hilary Rodewald in person and Rob Townsend via Zoom.

Future Meeting Dates – Mark Your Calendar

- Tuesday August 13 7PM SPB/DRB regular meeting. Site visit & Conditional Use Hearing for Down River Investments, LLC. Site visit and Final Public Hearing Rodewald Subdivision.

John Roe convened the Planning Commission meeting at 6:56 PM.

Meeting Minutes: Dee suggested an addition to the fourth paragraph on page 3 of the June 11 minutes. Sue moved to amend the minutes per Dee's addition, Lucy seconded and all approved. John moved to accept the amended June 11 minutes, Lucy seconded and all approved.

Other business: Sue asked to view the FHA permit for the Rice property and confirmed that a permit was approved by the FH Administrator for an addition.

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

At 7:03 John opened the final public hearing for the **Okrant subdivision**. Prior to the meeting there was a site visit to 1428 VT Rt 14 which was attended by all the members of the DRB and the applicant Marc Okrant.

Marc and his wife Jodi own a property located at 1428 Rt 14 which is the location for their property management service. Their daughter Julia has started Saddleback Bar Services, a mobile bar run out of a remodeled horse trailer that will travel to events such as weddings. To obtain an outdoor liquor license, the mobile business must also have a physical location. The Okrants would like Julia to base her business at 1428 Rt 14. Saddleback has an approved liquor license from the Town. Julia would also like to use the site for events during the spring, summer and fall. The site has parking for an additional 15 vehicles beyond the spaces the property management business uses. The

existing subdivision permit for this property was issued for residential use. The Okrant's are requesting that their permit be updated for both commercial and residential use.

Paul asked if the State access permit for VT Rt 14 is commercial. Marc said that the access permit was granted approximately 20 years ago and has not been amended but it has been submitted to both the SB and the State as part of the process of applying for a liquor license.

John commented that while the property management business is considered commercial, Julia's bar service is closer to a "retail" use which Sharon's Town Plan and the Regional Plan discourage in that area which is considered "mixed use". The permit will need to have conditions in place to limit Saddleback's use of the site.

There were no further questions about the Okrant subdivision application from meeting participants. Dee moved to close the final public hearing. Sue seconded the motion and all approved.

John proposed that the DRB consider approving the subdivision permit for a two bedroom apartment residential use and commercial use. Participants discussed the following permit conditions: a May 1- October 31 season of operation for Saddleback Bar Services, no parking along Rt 14 or in the public right-of-way, a maximum of 15 patron vehicles in the parking lot at one time, on site events with consumption may be held an average of once a week, there may be an unlit sign for the business not to exceed 3 x 4' and 12 square feet in area and if the business grows beyond these conditions, the subdivision permit will be invalidated and the business will need to find a new location.

Paul moved to approve the Okrant subdivision for a two bedroom apartment residential use and commercial use with the conditions as stated above and the exact language to be stated in the DRB's decision. Dee seconded the motion and all approved. Marc Okrant left the meeting at 7:30 PM.

Rodewald Subdivision: Initial Review. Rob Townsend represents Brenda Rodewald and gave a brief overview of the subdivision. Lot 2A is the proposed new lot consisting of 5.9 acres and the remaining 92.50 acres are in Lot 2. The subdivision application listed Lot 2A as 7 acres so Jenny updated and initialed the application. There is a mobile home on Lot 2A owned by Paul Dunklin which is in the southeast corner of Brenda Rodewald's property and has a frontage on Downer Forest Road. The application is for residential use. Lucy asked about the septic system. Rob said that Paul Dunklin received his approved wastewater permit two months ago and the septic has been installed. Rob will submit the wastewater permit to the DRB and show the septic system on the final plan. There is a right-of-way through Lot 2A to Lot 2. Paul pointed out that this needs to be shown as a 50 foot right-of-way on the final plan per the Sharon subdivision regulations. Rob agreed to make that change. Additionally, Mr. Dunklin needs an approved driveway permit. Jenny said that he may have already applied for one. Andrea will confirm. This land has been sold to Mr. Dunklin already and this is a retroactive subdivision.

Paul asked if the property was still enrolled in the current use program. Jenny, Hilary and Heidi were not sure. Paul suggested that they contact both the County Forester and Galen Mudgett to confirm whether the property has been properly released from current use.

Sue moved to accept the Rodewald subdivision application with the updated acreage amounts and the changes to final plan to show the septic location and a 50 foot right-of-way. Dee seconded the motion and all approved.

A site visit was scheduled for 5:15 PM on Tuesday August 13 with a public hearing at the August 13 meeting.

Camp Curtis, LLC: Initial Review. Rob Townsend is representing Camp Curtis, LLC. This is a two lot subdivision, creating Lot 3 with 7.1 acres around an existing cabin which Marc Curtis is interested in selling and Lot 1 would contain the remaining 49.4 acres. Lot 3 has a driveway connecting to Powell Farm Road which is owned by Camp Curtis and remains part of Lot 1. John pointed out that the creation of Lot 3 turns Lot 1 into an irregular shape or “dog- leg” which violates Standard 9 of the Sharon Subdivision Regulations (Section 105) and cannot be waived. Rob will discuss this and overall plans for the Camp Curtis property with Marc Curtis and get back to the DRB.

Dee asked if Lot 2 had been surveyed yet. Andrea will research the Camp Curtis properties and report findings.

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

Subdivision Regulations: Dee and John will collaborate to get the edits back on track.

Other business: Dee asked about the camper parked along the White River across from 6316 VT Rt 14. Sue confirmed that the owner has permission from the Flood Hazard Administrator for this.

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