

Town of Sharon, Vermont  
Planning Commission and Development Review Board Minutes  
August 13, 2024  
(As approved on 9/10/2024)

*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 & Andrea Morgan (SPC/DRB Clerk, taking notes) in person.

**Visitors:** Geo Honigford (Flood Hazard Administrator), Kevin Gish (Selectboard), Robert Townsend, Paul Dunklin, and Jenny Sweet- McDonnell in person and Michelle & Robert Haines via Zoom.

**Future Meeting Dates – Mark Your Calendar**

- Tuesday September 10 7PM SPB/DRB regular meeting.

John Roe convened the Development Review Board meeting at 7:00 PM and opened the Conditional Review Hearing for **Down River Investments, LLC**. regarding an application to rebuild a pole barn in a regulated flood hazard area. The applicant received an approved Flood Hazard Permit on 12/24/2017 in this matter but did not start work on the project before the permit expired two years later. A second Flood Hazard application was filed by the applicant in 2022 but was denied by the DRB. The applicant appealed this decision to the Vermont Environmental Court which ruled in the applicant's favor and remanded the matter back to the DRB. The original Flood Hazard Permit dated 12/24/2017 will be the basis of the DRB's current decision. A site visit to the applicant's property located at 2911 VT Rt 14 preceded this hearing. The applicant let the DRB members know that he would not be attending the hearing at the Town Offices. There were no further questions or comments from participants.

Dee moved to close the Conditional Use hearing for Down River Investments and enter deliberative session for the purpose of discussing the decision for the Conditional Use Hearing for Down River Investments, LLC and the Okrant subdivision decision. Paul seconded the motion and all approved.

At 8 PM John Roe opened the Final Public Hearing for the **Brenda Rodewald subdivision**. Brenda's daughter and legal guardian Jenny Sweet-McDonnell explained that the family had previously sold Paul Dunklin a parcel of 5.9 acres from her mother's 98.4-acre property in order to pay for her mother's care. The subdivision will create two lots: Lot 2 is 92.5 acres and includes the original residence at 3404 VT Rt 132 and Lot 2A is 5.9 acres and includes a single-family residential structure where Paul Dunklin lives which is accessed from Downer Road. A driveway permit application for Lot 2A has been submitted to the Selectboard and Jenny will check to find out its status. John

reminded Jenny that an approved driveway permit must be obtained before the subdivision can be approved. A site visit to 933 Downer Road preceded the public hearing. Jenny submitted the approved wastewater permit to the Sharon Town Clerk for recording on 8/12. The applicants have an extension for the drilling of a new well. The well has not been drilled yet and is not shown on the survey.

There were no further questions or comments from participants. Sue moved to close the Final Public Hearing for the Rodewald subdivision. Paul seconded the motion and all approved. At approximately 8:10 PM Jenny, Paul and the Haines left the meeting.

**Camp Curtis, LLC subdivision:** Rob Townsend represents the applicant and explained that he is open to the DRB's suggestion that this subdivision create 2 new lots. Andrea will follow up with Rob regarding the subdivision application.

Dee moved to enter deliberative session to discuss the Rodewald subdivision. Sue seconded the motion and all approved.

At 8:35 Sue moved to adjourn the DRB meeting and convene the SPC meeting. Dee seconded the motion and all approved.

**Subdivision Regulations:** John has created a draft which Dee is now reviewing. The draft will be circulated to the SPC members before the next meeting.

**Meeting Minutes:** Dee moved to accept the 7/23/2024 minutes, Dana seconded the motion and all approved.

**Other business:** Dee expressed a concern the La Petite Creamery does not fit the definition of a Home Business under the Town Plan and while it is a welcome addition, the SPC may be setting a precedent. John thought that it was more of a retail use than a Home Business. The Town Plan does support retail in the village area. SPC members agreed that this is a seasonal business that operates on a small scale.

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