

Town of Sharon, Vermont  
Planning Commission and Development Review Board Minutes  
September 10, 2024  
(Approved on 10/8/2024)

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

**Future Meeting Dates – Mark Your Calendar**

- Tuesday October 8 7PM SPB/DRB regular meeting.

John Roe convened the Development Review Board meeting at 7:00 PM and the DRB resumed in deliberative session for discussion of the **Brenda Rodewald subdivision**.

At approximately 7:30 PM the DRB concluded deliberative session. Dana moved to approve the Brenda Rodewald subdivision with the following conditions: the new well must be drilled and a copy of the well report must be submitted to the Town before the State's Wastewater Permit extension expires on June 30, 2025, a copy of the septic design and any reports filed with the State must be submitted to the Town and the final mylar must show the location of the septic system, replacement septic site and the proposed well location. Lucy seconded the motion and all approved.

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

**Meeting Minutes:** Dee moved to accept the 8/13/2024 minutes. Paul seconded the motion and all approved. Dee left the meeting at approximately 7:45 PM.

**Subdivision Regulations:** John and Dee circulated a draft of Article I, sections 100-112 to the SPC members before the meeting. Members will review this draft for discussion at the next meeting. There was a short discussion about the difference between subdivision regulations and zoning regarding the use of a property. John explained that State law requires that when a lot is created by subdivision, the permit must state the intended use of the lot. In towns with zoning, the zoning bylaw determines the use and there is little flexibility. In a town like Sharon with subdivision regulations, the use can change over time, but a new subdivision permit is needed to review the change in use.

**Other business:**

The Town's counsel, Heather Devine submitted a definition change for Sharon's Flood Hazard Bylaw for SPC/DRB review. This item will be on next month's meeting agenda. Rob Townsend submitted an alternative lot layout for the Camp Curtis, LLC subdivision. Andrea will contact him to schedule an initial review and to update the application.

Lucy moved to adjourn the SPC meeting at approximately 8:30 PM, Paul seconded and all approved.