

Town of Sharon, Vermont  
Planning Commission and Development Review Board Minutes  
October 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, Sue Sellew, Dana Colson, Lucy Gibson & Andrea Morgan (SPC/DRB Clerk, taking notes) in person.

**Visitors:** Robert Townsend and Kevin Gish (Selectboard) via Zoom. Robert Kebalka and Larry Swanson in person.

**Future Meeting Dates – Mark Your Calendar**

- Tuesday November 12, 7PM SPB/DRB regular meeting.

John Roe convened the Development Review Board meeting at 7:06 PM.

**Camp Curtis, LLC subdivision:** Rob Townsend came before the Board representing Camp Curtis for the initial review of the proposed subdivision. Before the meeting Rob submitted plans showing a new configuration of lots and a plan showing the subdivisions on this property since it was bought by Marc Curtis in 2004. Rob said that he may want to re-number the lot designations to be more consistent with the Wastewater Permits. John asked if the driveway to Lot 3 could be part of this lot rather than a 30-foot easement as shown on the plan. Rob said he would check with his client. John asked why there are no metes and bounds on this survey and Rob replied that he has not set the final pins but that the final survey will include this information. John commented that the DRB is concerned that Camp Curtis is creating a large subdivision over a period in a piecemeal way that is not well planned.

Andrea asked Rob when Lots 1 and 2 were subdivided. Rob said he believes it was in 2006 when they applied for a Wastewater Permit. Andrea has not found a file or permit for this subdivision in the Town records. Lucy asked how many buildings are on Lot 2. Rob was not sure. The ANR Parcel Viewer showed two buildings, and Lucy believes there may be a third structure built more recently. Rob said that these structures do not have Wastewater Permits and may fall under the designation of “primitive camps” which are not required to have ww permits but are limited to the amount of time they can be occupied annually. Lucy commented that these structures appear to be advertised as short-term rentals online and therefore may require ww permits. Rob is going to investigate the number and status of the buildings on Lot 2. Kevin commented that he thinks this subdivision proceeding should be halted until there is more information about the activity on Lot 2 and the DRB members agreed. Rob will let the DRB know how many buildings are on Lot 2, whether they have wastewater permits and what they are

used for. Any new subdivision applications will have to include Lot 2. Rob left the meeting at approximately 7:40 PM.

**Robert Kebalka:** Robert and his surveyor Larry Swanson came before the DRB seeking feedback on a subdivision idea. Rob wants to create a wellness center for his family's use on the upper part of his property above his residence. He would like to create a subdivision around the wellness center for financing purposes although he intends the center to be used only privately. Access would be from the existing drive on Route 14. The driveway going up to Rob's residence is very steep. The exact grade is unknown but likely exceeds 14%. John commented that the DRB must be concerned with what happens to a lot in the future if it is subdivided. The steep grade of the driveway means that it would not meet the requirements of subdivision standard 17 which cannot be waived and therefore the subdivision could not be approved as described. Robert and Larry left the meeting.

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

**Proposed amendment to the Flood Hazard Bylaw:** The Town's counsel, Heather Devine submitted a definition change for Sharon's Flood Hazard Bylaw (9.6.24, Section 6.7 Nonconforming Structures and Uses) for the SPC/DRB to review. Kevin commented that he thinks the draft of section 6.7 is clearer and less open to varying interpretations. DRB members agreed. Kevin wondered how to move forward procedurally to approve the amendment. John expressed concern about making piecemeal amendments to the Bylaw when the DRB plans to review the Bylaw in its entirety in the future. The DRB agreed that it will be some time before they can review the Flood Hazard Bylaw and that it makes sense to move forward with getting the amendment passed soon. Andrea will reach out to TRORC for guidance.

Sue moved to adopt the draft Flood Hazard Bylaw Amendment-9.6.24, Section 6.7 Nonconforming Structures and Uses. Dee seconded the motion. There was no further discussion and all approved.

**Subdivision Regulations:** John and Dee circulated a draft of Article I, sections 100-112, to the SPC members last month. Members reviewed sections 100-106 together. Section 101 now includes additional information about changes of use on a previously subdivided lot. Section 104 has been expanded to articulate the goals and policies of the Town Plan as they relate to the regulations. The SPC will continue to discuss Sections 105 and 106 at the next meeting.

**Meeting Minutes:** Lucy moved to accept the 9/10/2024 minutes. Dana seconded the motion and all approved.

Sue moved to adjourn the SPC meeting at approximately 8:45 PM, Dee seconded and all approved.

