

Town of Sharon, Vermont
Planning Commission and Development Review Board Minutes
November 12, 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, Paul Kristensen & Andrea Morgan (SPC/DRB Clerk, taking notes) in person.

Future Meeting Dates – Mark Your Calendar

- Tuesday December 10, 7PM SPB/DRB regular meeting.

John Roe convened the Planning Commission meeting at 7:00 PM.

Proposed amendment to the Flood Hazard Bylaw: January 14, 2025, is the proposed date for the Planning Commission’s hearing on the definition change of “Nonconforming Structures and Uses” in Sharon’s Flood Hazard Bylaw (Section 6.7). Andrea will check into Steele Chapel as a possible location for the hearing and update TRORC and the Selectboard. Sue will work on drafting the required report form and circulate it to the other Commission members.

Fiscal Year 2026 Budget: information from the FY25 budget was reviewed. Members agreed that an increase in the amount allocated for postage may be needed. John will check with the selectboard regarding salary adjustments. Horizons Engineering recently submitted a report recommending that the basement floor be reinforced *if* fireproof file cabinets are installed to store the SPC/DRB records. Andrea will discuss the next steps with the Town Clerk and Selectboard.

Town Report: submissions for the annual Town Report are due 12/16. Andrea will prepare a draft and share it with the SPC members.

Meeting Minutes: Dee moved to accept the 10/8/2024 minutes. Sue seconded the motion and all approved.

Subdivision Regulations: John and Dee circulated a draft of Article I, sections 100-112, to the SPC members in September. Members reviewed sections 105, 106 and part of section 107 (definitions) together. The review of section 105 included a discussion of whether railroads, public roads and rivers constitute legal divisions of land. Dee will send out a revised draft for review before the December meeting and the SPC will continue to discuss Section 107 and subdivision standards at the next meeting.

Other business: Andrea reported that an applicant for two Flood Hazard Conditional Use hearings does not want to reimburse the Town for the expense of warning the hearings as outlined in the Flood Hazard Bylaw. John will discuss the matter with the SB and update Andrea. Andrea will check with VLCT.

Paul moved to adjourn the SPC meeting at approximately 9:15 PM, Sue seconded and all approved.

DRAFT