

Town of Sharon, Vermont
Planning Commission and Development Review Board Minutes
December 10, 2024
(As approved on 1/14/2025)

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

Future Meeting Dates – Mark Your Calendar

- Tuesday January 14, 7PM SPB/DRB regular meeting & Public Hearing for proposed definition change to Flood Hazard Bylaw, “Nonconforming Uses and Structures” (Section 6.7). Steele Chapel, Sharon Congregational Church (UCC), 40 Rt 132, Sharon, VT

John Roe convened the Planning Commission meeting at 7:03 PM.

Other business: John contacted the applicant who did not want to reimburse the Town for the expense of warning two Flood Hazard Conditional Use hearings as outlined in the Flood Hazard Bylaw and they have agreed to a compromise.

Andrea has accepted another position and will be stepping down as SPC/DRB Clerk but will work with the Town to ensure a smooth transition.

Proposed amendment to the Flood Hazard Bylaw: Members reviewed the draft of the State Reporting Form written by Sue and made some minor additions. Andrea will forward the form to TRORC for their feedback. The hearing location will be Steele Chapel in the Sharon Congregational Church.

Fiscal Year 2026 Budget: Sue moved to submit the FY26 budget with the following changes from the previous year: an increase in postage of \$100, an increase in wages as decided by the SB and a \$3,000 decrease in the “Supplies, Advertising & Notices category” because the PC does not plan to purchase a fireproof file cabinet at this time. Dee seconded the motion and all approved. John will send the budget to the Finance Manager.

Town Report: Members reviewed the draft of the annual report and requested that it contain additional information about the size of lots created in the subdivisions that came before the DRB. Andrea will make the changes and submit the report to Nicola.

Meeting Minutes: Dee moved to accept the 11/12/2024 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 picked up where they left off in November and continued working on section 107 (definitions) together. The SPC will continue to discuss Section 107, the definition of “use” and subdivision standards at the next meeting.

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