

Town of Sharon, Vermont
Planning Commission and Development Review Board Minutes
February 11, 2025
(As approved on March 11, 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 & Frances Mize (SPC/DRB Clerk, taking notes) in person.

Visitors: Greg Chase, Lou Cadwell, Ian Mackenzie, Peter Anderson (virtual), Colin Butler (virtual), Kevin Gish (virtual)

Paul Kristensen convened the DRB meeting at 7:02 p.m.

Double C Corporation Subdivision Review:

Colin Butler asked about the legality of approving driveways on legal trails, if that were to come to pass as a result of the subdivision. John Roe suggested bringing that concern to the future public hearing for the subdivision.

Peter Anderson is concerned about the creation of a road that he said was built through a swampy area on Double C land at the end of Chapel Hill Road. Lou Cadwell said the road upgrade was done under the approval and supervision of the road foreman. John Roe said if this is an issue, it will be observed during the site visit.

At the behest of the DRB last meeting, Cadwell and Chase provided an up to date survey of the three lots to be subdivided.

John noted that they are shooting for April for a final public hearing and site visit.

Steve and Joni Lyman: The Lymans are requesting that the DRB waive the complete boundary survey required for subdivision on their 193 +/- acre parcel on Howe Hill Road, which is constrained by a boundary perimeter of nearly three miles in length. They are intending to subdivide a 1.5 +/- acre parcel to benefit a residential structure that has existed for over 35 years apart from the primary homestead, and is separately addressed. They argue that the survey requirement, considering the size of the subdivision and the length of the perimeter, is an undue financial burden.

Dee Gish voiced concerns about setting a precedent by granting the waiver. John decided to contact TRORC about a potential way to exempt the Lymans from the survey process without setting a precedent, with an aim to have a better sense of it by the next meeting.

At 8:10 PM, John motioned to adjourn DRB and convene the Planning Commission meeting. Dee seconded and all approved.

Dee made a motion to approve minutes from the 1/14 meeting. Sue seconded and all approved.

John posed a special meeting to focus on the draft of the subdivision regulations. Dee noted that they left off right before article 2 subdivision and approval, to talk about “use,” which they considered making its own section.

The Planning Commission agreed to convene a special meeting at 6:00 PM on March 19th.

At 8:35 PM, John entertained a motion to adjourn. Dana motioned to adjourn, Dee seconded, and all approved.