

Town of Sharon, Vermont  
Development Review Board and Planning Commission Meeting Minutes  
April 9, 2025

**Attending:** John Roe, Sue Sellev, Dana Colson, Paul Kristensen, Dee Gish and Frances Mize (SPC/DRB clerk, taking notes).

**Virtually:** Lucy Gibson, Rob Townsend, Marc Curtis

John Roe called the meeting to order at 7:03 pm.

**Lyman waiver:**

After reaching out to TRORC several times about the possibility of granting a survey waiver to the Lyman's, John said he still has not heard back from them.

Paul emphasized that if they were to be granted a waiver, it would be for the single subdivision lot only, it wouldn't exist in perpetuity on the property.

Dee voiced hesitation about potentially setting a precedent.

John motioned for the DRB to grant a special waiver for the Lymans, emphasizing that the insurance underwriting is driving the subdivision, not the landowner's own desire to sell the lot. Plus, the disparity in what they're subdividing and the remaining land is large.

John said he will circulate the final language before passing the decision onto the Lymans. Sue seconded. All voted in favor.

John qualified that if TRORC says otherwise, he will let the DRB know.

**Camp Curtis, LLC:**

Rob presented the DRB with the narrative of the property, per the DRB's request, as well as an additional map that underscored that Lot 2 had already been subdivided.

The site visit was scheduled for 5/11 at 3pm. Marc said he will not be able to attend, but Rob will.

The public hearing will be at the regular DRB meeting at 5/13.

Dana made a motion to move the application into final review. John and Dee seconded. All voted in favor.

**Driveway access:**

The DRB discussed some concerns about driveway access and road work done around the Double C property at the end of Chapel Hill Road which is currently up for subdivision consideration.

Frances said she will let the DRB know when the Selectboard's public hearing about the driveway is scheduled.

The DRB scheduled the Double C site visit for 5/11 at 4:30 p.m.

Paul requested being notified of the Sunday visits beforehand.

John made a motion to move from DRB business into that of the Planning Commission.

Dee seconded. All in favor.

**Minutes review:**

Dee made a motion to approve the 3/11 and 3/19 meeting minutes. John and Paul seconded. All voted in favor.

**Subdivision edits:**

The DRB discussed changing the definition of use, subdivision amendment process, and how to enforce the conditions of an approved subdivision (i.e. if someone subdivides or uses their property in a way that was not approved). John said he would ask the town's legal counsel about enforcement.

They also discussed the definitions of primary and secondary use, tightening up the more specific categories of residential and commercial use.

**Other business:**

Frances said she will be remote starting next week, and can continue virtually with most tasks.

Dee volunteers to do tech set up at the beginning of each meeting.

John noted that the flood hazard bylaw amendments were passed by the Selectboard on 4/7.

Frances will update the language in the bylaws to include the amendments, and post on website by 4/28.

Dee noted that on 4/22, Ned Swanberg from the Department of Environmental Conservation will be talking about flood zone mapping at a Vermont Law School event, and suggested that the SPC attend.

John motioned to adjourn at 8:48. Dee seconded.