

Town of Sharon, Vermont
Planning Commission and Development Review Board Minutes
May 13, 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, Dana Colson, Paul Kristensen & Frances Mize (SPC/DRB Clerk, taking notes virtually).

Visitors: Greg Chase, Rob Townsend (virtual), Peter Anderson (virtual), Dean Richards (virtual), Diana Dudley (virtual)

John called the meeting to order at 7:06.

Camp Curtis subdivision application final hearing:

John noted that a site visit was held on May 11th for the Camp Curtis subdivision, and this is the formal public hearing. He added that the subdivision application is for a three lot subdivision, including a reaffirmation of lot 2. In total it is a four lot subdivision, in which two have existing structures on them and the remaining are not proposed for building and will be used for forestry and other open space use.

Rob, Marc Curtis' engineer, said if the subdivision is approved, he will be applying for an amended wastewater permit from the state for lot 3.

John opened the hearing up to public comment.

Dean Richards, an abutter, expressed concern that the subdivision might be turned into many lots.

Dee noted that they found another stone wall near the boundary of lot 3 and requested that it be added to the final mylar.

John entertained a motion to close the hearing.

Dana made a motion and Paul seconded to close the public hearing on Camp Curtis LLC subdivision.

Paul said he trusts Rob's work. Dee noted the second map shows the evolution of the property, which had been requested at the start of the application process.

John said that if there's any other further subdivision, the board would want to see a plan detailing how roads would be built. There are limitations to fire trucks and he said the long term maintenance of the road is a weak link.

Paul made a motion to approve the three lot subdivision which would reaffirm lot 2, with stipulations on future development. Any further subdivision would require a master plan and a detailed legal arrangement.

Dee seconded. The motion passed unanimously

John said he'll work on finalizing the permit and Rob said he will finalize the mylar.

Rob said he'll make sure Marc understands the road condition.

Individual comment regarding Double C subdivision application:

John noted that the public hearing will be held on May 27th for the Double C Corporation subdivision application.

The board reaffirmed that the site visit will be held on May 25th.

Greg presented a new survey for the Double C Corporation subdivision application.

John emphasized that the final plan should show where the driveway access is, and that there needs to be a record that he has permits for the access points on the property.

Frances said she will remind everyone in advance of the site visit on May 25th.

Other business:

In going over the 4/9 draft meeting minutes, John noted that they misstated that he had "made" a motion, when in as chair he actually "entertains" motions. John requested that that be changed.

John entertained the motion to approve minutes with the change, Dee seconded.

At 8:20pm, Dee made a motion to adjourn the meeting and John seconded.