

Town of Sharon, Vermont
Planning Commission and Development Review Board Minutes
May 27, 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 virtually).

Visitors: Ian Mackenzie (virtually)

John called the meeting to order at 7:01

The board discussed the Lyman's application for a subdivision. The Lymans are looking to subdivide 1.53 +/- acres for residential use of a 150 +/- acre lot. The location of the parcel is 2023 Howe Hill Road.

The Lyman's farm homeowners insurance policy is trying to get them to separate their property for liability purposes. The 1.5 acres abuts The Pomfret Land Company. Ian noted that they found different blazes and markings to establish boundaries with the unrecorded plat that Galen had in his catalogue. He also did a replacement wastewater design for the trailer with an addition.

At the April 9 meeting, the Lymans were granted a waiver of the requirement to survey their entire property, due to the expense and the small size of the subdivision.

There was a discussion about substantiating the survey sketch submitted along with the application in lieu of an official survey. John and Ian discussed the possibility of notating more substantiated bounds.

John noted that as they write out the conditions for the subdivision, he will modify them so that it matches what was said in the exemption, as well as add a time constraint to the condition that the subdivision could only go to a family member, so that that did not remain in perpetuity.

John said he was comfortable with Ian bringing a final mylar to the final public hearing on the 24th, as this is a rather simple subdivision and the applicants are pressured for time for insurance reasons.

The board and Ian agreed that the Lyman site visit will be held on June 22nd at 3pm. The Double C site visit, which was rescheduled from May 27 due to lack of a quorum, is now to be held on

June 24th at 5pm. The final public hearing for both applications will be held on June 24th at 7pm.

John entertained a motion that the preliminary application for the Lyman subdivision is ready to proceed to the final stage. Sue made a motion, Paul seconded.

Dee noted that there have been problems with the Wifi at the Town Offices. Frances said she would speak to Nicola about this to ensure smoother meetings in the future.

The SPC continued its discussion of subdivision edits, including how to pursue enforcement for subdivision violations and adding the necessity for a quorum at all visits and meetings related to a subdivision application in clearer language.

Just after 8:30, the computer died and the Zoom cut out.

Sue made a motion to dismiss the meeting. Dana seconded.