

**TOWN OF SHELDON
DEVELOPMENT REVIEW BOARD
1642 MAIN STREET
SHELDON, VERMONT 05483**

September 20, 2022
Call to Order; 7:00 pm

Board attendees

Peter West, Chair
Sue Brooks, Vice Chair
DiAnne Crane, Secretary
Nancy West
Hillary Weed
Pierre Parent
Jeffery Kane
Michael Johnston, ZA

Interested Participants

Christian Jablonski, B&G Surveyors
Samuel Legasse
Helen Lons
Thomas Mason
Dustin Machia
Michael Reed
Jessica Burnor

Meeting Called to Order 7:00pm

Interested Parties were Sworn In by Peter West, Chairman

Meeting #1 called at 7:05 Reed Road Rural lands 2 Conditional Use Permit
Michael Reed and Jessica Burnor

Chairman recused himself as a relative of Michael Reed.

Land owners wish to build a single family dwelling on 80 acres. There is existing access and a state approved septic and leach field plan. In deliberative session, application was unanimously approved by the board.

Meeting #2 Called at 7:15

Dustin and Daniel Machia: second meeting for a three lot subdivision on Rice Hill Rd. Rural Lands 2

Christian Jablonski and Samuel Legasse of Barnard and Gervais Surveyors, returned to the DRB with an updated map for a 40'x20' hammer head emergency turn around that has been approved by the fire chief Rick Piaczney. Helen Lons will discuss with the Machias' her thoughts on the construction of the turn around. Board discussed in deliberative session and vote to approve the changes.

Meeting #3 called at 7:35 3 lot subdivision 1562 Woods Hill Rd Rural lands 1

Robert and Linda Parent .

The Parents wish to separate from their farm, an existing house and 5.24 acres; and an existing trailer lot, lot #2 1.69 acres with an easement to Lot 1 for the spring, leaving Lot #3 with 239.07 acres.

As there are no changes to the development of these lots the review was approved in deliberative Session.

Meeting #4 called at 7:46 2 Lot sketch plan Review. 1779 Vt.Rt. 78 Rural Lands 1

Winthrop Emch

Mr. Emch would like to subdivide 3 acres surrounding an existing trailer lot on his property. There will be an easement On Lot#2 for a proposed replacement mound system. The board accepted the subdivision as presented. Discussion of the placement of the easement will be between Mr. Emch, the current tenants and the State if there are wetlands involved.

Respectfully submitted,

DiAnne Crane, Secretary