

Town of Shrewsbury, VT  
Development Review Board  
Minutes  
6/22/22

7:00pm Sharrow Subdivision Hearing

Present were: Mark Youngstrom (Chair), Alan Shelvey, Dany Cote, Bruce Bullock - all for the DRB. Adrienne Raymond (Zoning Administrator) - notetaker. Chryl and Gerry Martin, Brian Ferguson, Emily Greenhagen, Richard Biziak and Cynthia Thornton, VF Richards for Naomi Brown- all adjoining landowners. Linda Ducrot submitted an email explaining she couldn't attend, but wanted to be considered as a participant. Neal Sharrow- applicant.

Mark Youngstrom introduced the application as submitted. The applicant is asking to subdivide a 15.82acre parcel from their overall 502.9-acre parcel. The proposed parcel extends from Mitchell Road to Lincoln Hill Road. There has been one other 4-acre parcel subdivision of this farm in the past 5 years. Mr. Sharrow provided a sketch plan on an aerial image of the proposed subdivision as part of the application. Copies were provided to all attendees.

The DRB noted for the record that the applied-for parcel....

Is in the Rural Residential Zone.

Exceeds the 4-acre minimum lot area requirement.

Exceeds the 300ft minimum road frontage; Frontage on Mitchell Road is proposed to be 326ft.

Does not contain any Special Features Overlay areas within it.

Is not being subdivided with any plans for development. No water supply or wastewater disposal is currently proposed.

Is a Minor Subdivision.

Mark Youngstrom described the subdivision process. This initial hearing was to review the application, ask questions of the applicant, and take questions and comments from hearing participants. A second hearing will be held to review a more detailed sketch/map of the proposed subdivision. It was requested of Mr. Sharrow that a clearer sketch be provided showing any natural features, stone walls, streams, wetlands, power lines, adjacent landowners, etc. The next plan should be at a scale of 1"=100' or less as required in the Zoning Regulations. At that meeting it is anticipated that the DRB will vote on the proposed subdivision. If the subdivision is granted, a survey plat prepared by a VT Licensed Surveyor will be required.

Brian Ferguson asked whether the final plans will be available to review before or at the next meeting. Mark Youngstrom responded yes, if information is submitted before the hearing it can be made available through the Zoning Administrator. There were no further questions from the DRB or the hearing participants.

The subdivision hearing was recessed and will be continued on July 27 at 7pm.

7:30 Vintage Homes LLC Historic Review

Present were: DRB members, Adrienne Raymond – representing the applicant.

Adrienne Raymond described the proposal. Vintage Homes LLC would like permission to build a deck on the rear of their house on the corner of Eastham Rd and Northam Rd. The deck will extend along the rear of the house from the Northam Rd side – to the bulkhead, if that complies with the stream setback of 100ft. The deck will not be deeper than 15ft. It may have a railing depending on its height. One of the rear windows- either in the laundry room or kitchen- will be made into a door to access the deck. The deck may be at doorsill height or have stairs to access a lower deck. Those decisions have not been made yet.

The DRB reviewed the Performance Standards in Designated Historic Districts, 305.1 General Considerations and found that the described deck would not affect the aesthetics of the home or surrounding area. The DRB reviewed the proposal in terms of the Fluvial Erosion Hazard area contained in the Flood Regs. It was determined that the deck is not in this area if located greater than 100 feet from the stream.

Mark Youngstrom motioned to approve the proposed deck with conditions. Bruce Bullock seconded the motion. Conditions to include no unshielded exterior lighting, that the deck not extend into the 100ft setback to the stream, and that the deck have a depth no greater than 15ft.

The vote to approve was unanimous.

Submitted by Adrienne Raymond