

**TOWN OF SHELBURNE  
Planning Board  
Minutes of Meeting April 8, 2015**

A duly posted meeting of the Shelburne Planning Board was held on Wednesday, April 8, 2015 at 7 pm in the Shelburne Town Hall, 51 Bridge St., Shelburne Falls, MA.

Present: John Wheeler, Chair  
Cam Stevenson  
Will Flanders  
Doug Finn  
Josiah Simpson

Administrative Assistant: Liz Kidder

Absent:

Audience:

Press:

**CALL MEETING TO ORDER**

The meeting was called to order at 7: 05 pm.

**READ AND APPROVE MINUTES**

**A motion to approve the minutes of the March 25, 2015 public hearing** as presented was made by Doug and seconded by Cam. Vote: 4 in favor, 0 opposed, 1 abstention by John Wheeler as chair of the meeting.

Josiah suggested a modification to the meeting minutes--in the second paragraph under LSSI delete "Josiah explained that people are concerned....." and insert "The Planning Board discussed that people are concerned....".

**A motion to approve the minutes of the March 25, 2016 meeting as modified was made by Cam and seconded by Josiah.** Vote: 4 in favor, 0 opposed, 1 abstention by John Wheeler as chair of the meeting.

**ANR Plans** – none presented.

**NEW BUSINESS**

**Planning Board Report to Town Meeting** – Liz passed out copies of the written annual report that she and John had put together and submitted to the Selectboard for inclusion in the Town's Annual Report. The board discussed how they would make their presentation at Annual Town Meeting (ATM) as each proposed zoning bylaw comes up for consideration. Liz passed out an example of a basic letter from a Massachusetts Municipal Association training manual that the board could use for a formal presentation of a report or recommendation to ATM. Liz also passed out a list of notes she had made about each zoning article. The Board reviewed the rules regarding the passage of zoning bylaw amendments at an ATM:

- Must be 2/3rds vote to pass – must be counted, not voice vote, and cannot be a paper ballot
- Amendments only need a majority vote – but this should be checked with Town Counsel
- Amendments should be presented in writing to the town clerk

**OLD BUSINESS**

Liz has sent a copy of all the zoning bylaw proposals to Donna MacNicol for her review. If there is a need to consider comments made by Donna before ATM, there would be time to hold a quick Board meeting before the ATM allowing the Board to discuss her comments during a public meeting. Liz noted that she will be away for a couple of weeks and would not be able to assist with that meeting.

**Draft Sign Regulations** – The Board reviewed emails from Carrie of Mormor on Deerfield St. and John Taylor's response to her email.

**Zoning Bylaw "Housekeeping" revisions for annual town meeting** –It was noted that the word "collocation" in the proposed 16.5.B.1 was not changed to "addition" in the final submission of bylaws to the Selectboard. Since this is a typo, Liz should call Terry to see if that can be changed before the final warrant is printed.

Approved by: \_\_\_\_\_ Date: \_\_\_\_\_ 1

**Large Scale Ground Mounted Solar Bylaw** - the Board reviewed notes from the March 25<sup>th</sup> Public Hearing to see if there were any issues that hadn't been addressed by the Board. The Board consensus was if the LSSI bylaw passes (the new Section 18) to make an amendment to the proposed Section 4.1.2 and insert "or Section 18" to allow an LSSI as a second principal use on a lot.

**A motion that if the Solar bylaw passes at Annual Town Meeting that the Planning Board would propose to amend 4.1.2 to add "or Section 18" was made by Will and seconded by Doug.**

Vote: 4 in favor, 0 opposed, 1 abstention by John as Chair of the meeting.

**Tennessee Gas Pipeline Company, L.L.C. Northeast Energy Direct Project, FERC Docket No.PF14-22--**

Cam handed John a disc of the application of TGP Pipeline docket No. PF 14-22 which he had received from Tom Miner. Tom had asked for a disc from Kinder Morgan since it was crashing his computer to try to download it. The disc contains a copy of the latest Kinder Morgan submission to FERC.

John handed out a list of 16 items that were discussed at the FRCOG Pipeline committee. John said that the last couple of meetings talked about looking at it from both a regional and local perspective. The FRCOG would assist communities with obtaining the information they will need for negotiating host community agreements with the project proponent. The FRCOG asked the towns to identify which issues are most important for them. John noted he felt #12 "Analysis of Impacts of Construction and Equipment on Infrastructure (Roads, Bridges, Culverts, Water, Sewer, Etc.), would be especially important to Shelburne. The FRCOG said that FERC will approve the proposed pipeline if TGP can prove the need for the pipeline and if they can negotiate agreements for use of the proposed capacity. Will asked how much power would the town have to negotiate a host agreement when it is up to FERC whether the project is going ahead. John said the FRCOG thinks there can be host community agreements.

**COMMITTEE UPDATES**

- FRCOG Planning Board - Cam reported there was a meeting in March at which there was a presentation on the food and farming systems in the state.
- Open Space – John said there is going to be a public information meeting on the landscape partnership program in mid- May.
- Other town board updates – none presented.

**OTHER BUSINESS NOT REASONABLY FORESEEN 48 HOURS PRIOR TO THE MEETING** – none presented

**READ MAIL**

The Board read the mail as listed below.

**PUBLIC COMMENTS** – none presented.

**SCHEDULE NEXT MEETING** -- Wednesday, June 10<sup>th</sup> unless the Board feels they need another quick meeting before ATM based upon any comments from Town Counsel. Will noted that this would be Doug's last meeting and he enjoyed serving on the Board with him. The other Board members also thanked Doug for the work he has put in over the past 6 years.

**A motion to adjourn the meeting was made by Josiah and seconded by Doug.** Vote: 4 in favor, 0 opposed, 1 abstention by John as chair of the meeting.

The meeting was adjourned at 8:27 pm.

Respectfully submitted by,

Liz Kidder  
Administrative Assistant

List of Documents:  
Notices from neighboring towns:  
Greenfield – 2

Approved by: \_\_\_\_\_ Date: \_\_\_\_\_ 2

Buckland – 1

Email from “Mormor Sales” and John Taylor

Page 9 of MMA guide on Planning Board Report to Town Meeting

Shelburne Planning Board Annual Report to Selectboard

Notes for a Planning Board report to Town Meeting prepared by Liz Kidder

Proposed Zoning Bylaw revisions for ATM 2015

FERC Scoping Sessions – Potential Studies to Evaluate Pipeline Impacts of EIS(NEPA)/EIR(MEPA)