

TOWN OF SHELBURNE
Planning Board
Minutes of Meeting November 4, 2015

A duly posted meeting of the Shelburne Planning Board was held on Wednesday, November 4, 2015 at 7 pm in the Greenfield Cooperative Bank Community Room, 33 Bridge St., Shelburne Falls, MA.

Present: John Wheeler, Chair

Will Flanders,

Cam Stevenson,

Administrative Assistant: Liz Kidder

Absent: George Dole, Josiah Simpson

Audience:

Press:

John noted that Josiah had called and was not feeling well and therefore would not make the meeting.

The meeting was called to order at 7: 03 pm.

A motion to approve the minutes of October 28, 2015 was made by Cam and seconded by Will.

Vote: 2 in favor, 0 opposed, 1 abstention by John as Chair of the meeting.

ANR Plans - none presented

Special Permit Applications The Board reviewed the letter that Will Flanders sent to the ZBA. It was noted that the hearing on 106-108 Bridge St. would be the following night, November 5th. Cam commented that he thought it was a good letter.

OLD BUSINESS

Cluster/Natural Resource Zoning Bylaw- Proposed Open Space Development Bylaw: Will reviewed the modifications he made incorporating criteria from NRPZ into the draft open space bylaw. The Board discussed issues such as: the authority of the Planning Board to draft their own regulations for implementing the bylaw, how much of the procedures needed to be in the bylaw, what procedures could just be included in the subdivision regulations, and whether there should be 75 foot setbacks regardless of the zoning district.

Will noted that he had a couple of questions and asked if it was an option to call Town Counsel for clarification. Liz noted there is a legal line item in the budget available to the Planning Board and the ZBA for obtaining advice from Town Counsel. The consensus of the Board was to authorize Will to call Donna MacNichol to get clarification on several issues. The Board reviewed the rest of the first working draft:

- Page 6 - the NRPZ model to determine the number of dwelling units rather than number of building lots,
- Section 19.3.14 a) Will suggested including language from Ipswich which would allow an 100% increase in the number of allowed dwelling units as a strong incentive to a developer
- Section 19.3.14 a) i. the Board discussed whether to allow incentives that would permit land with environmental constraints included within the open space requirement.
- Top of page 11 – the Board discussed the social value of agriculture or forest management plans.
- Page 11 - Will added the incorporation of senior and affordable housing units as incentives.

The consensus of the Board was to continue shifting towards the elements of the NRPZ model. Liz brought up the possible need for small scale assisted living situations. Cam suggested checking out the state rules for such a facility. It was suggested that there could be an incentive to have a mix of housing types.

Approved: _____ Date: _____ 1

Will said he would give the Board's notes to Peggy and Pat to review before the next meeting on the 18th. He is going to ask if Section 20 is needed or can those procedures be in either the subdivision regulations or separate planning board review procedures. John Wheeler said he would bring both the agriculture committee and open space committee up to date on the Board's progress.

Zoning Revisions for ATM 2016

John said he would look for a DPW manual related to road signs and the state right of way.

The Board decided to finish the meeting by reading the mail.

OTHER BUSINESS NOT REASONABLY FORESEEN 48 HOURS PRIOR TO THE MEETING -. None presented.

READ MAIL – the Board read mail as listed below.

PUBLIC COMMENTS – none presented

SCHEDULE NEXT MEETING – Wednesday, November 18th at 7 pm.

A motion to adjourn the meeting was made by Cam and seconded by Will.

Vote: 2 in favor, 0 opposed, 1 abstention by John as Chair of the meeting

Meeting was adjourned at 8:31 pm.

Respectfully submitted by,

Liz Kidder
Administrative Assistant

List of Documents:

Proposed Open Space Development Bylaw draft prepared by Will Flanders 11/4/15

Aging in West County Communities – Coming Together to Age in Place

Planning Board letter to ZBA regarding Special Permit Application for 106-108 Bridge St.

Legal Notices from neighboring towns:

Deerfield - 1