

TOWN OF SHELBURNE
Planning Board Meeting
Minutes of Meeting April 11, 2018

A duly posted meeting of the Shelburne Planning Board was held on Wednesday, April 11, 2018 at 7:00 pm in the Town Hall Meeting Room, 51 Bridge St., Shelburne Falls, MA.

Present: John Wheeler, Chair

Will Flanders

Cam Stevenson

Josiah Simpson

Tom Johnson

Administrative Assistant:

Audience:

Absent: Tom Johnson

Guest: Alyssa Larose, FRCOG

The meeting was called to order at 7: 04 pm.

A motion to approve the minute, with typos corrected, of the March 28, 2018 meeting was made by Will and seconded by Cam.

Vote: 3 in favor, 0 opposed, 1 abstention by John as Chair of the meeting.

ANR Plans – none presented.

Special Permit/Variance Applications –

Rachel and Stephen Cooper, 186 Peckville Road, seeking a dimensional variance to build a garage built within a setback (approximately 10 feet from the neighbor’s property), because there is a wetland, septic field and stone patio blocking other location options.

The Board felt this is not appropriate for a variance.

John will send Joe a Letter.

Sara Martin, 66 Colrain-Shelburne Road, application for a bed and breakfast.

The board discussed the application and agreed it is appropriate.

John will send Joe a letter.

Shelburne Housing Study/Master plan housing chapter/Sustainability and Resilience Grant :

Alyssa Larose, (A.L.) joined the board for tonight’s meeting to discuss technical assistance grant for a Master Plan housing chapter/housing study:

The Local Initiative Program (LIP) provides affordable housing funding and support.

The board wondered if LIP might be the right organization to ask about creating **an Affordable Housing Committee**. **Cam asked if** A.L. knew of a developer that has built 10 units with 2 affordable housing units without a low interest loan or a program that provides funding.

Will followed by asking how can the Town encourage developers to do a project that includes affordable units?

A.L. suggested density bonuses, waiving certain (application) fees, she referenced the Town’s OSD.

Inclusionary zoning (I.Z.) can be encouraged or required within the zoning regulations.

FRCOG is trying to figure out how to provide more support for developer access low interest loan and subsidies.

Hope preservation program, the town’s trust, can buy low value/derelict homes, hire contractors to bring it up to code and then sell it in a home ownership program. Requires significant funding and staff to run a program like this.

Approved: _____ Date: _____ 1

Rezoning for smaller lot sizes:

Shelburne’s VC 90% lots smaller than zoning regs (20,000 s.f.) and VR 66% are non-conforming...(handout):

Nonconforming VC – 10,000 s.f. 86%; 8,000 s.f. 59; 5,000 s.f. 34%

Nonconforming VR – 10,000 s.f. 49%; 8,000 s.f. 20%; 5,000 s.f. 7%

A.L. suggested VC could reduce lot size to 5,000 s.f. since the VC is already very dense

The advantage would be that more lots would conform to the regulation, allowing owners to have more flexibility to make changes/additions to their homes; it would allow for infill by allowing a large lot to be split into more than one;

Reducing the lot size would not increase affordable housing in and of itself...it would be combined with other measures, helps to set up infill/adding housing units.

Chapter 40R Smart Growth Zoning:

Enables town to adopt an overlay district in town that allows for higher density if it meets design guidelines and other requirements like 20% affordable units.

Has to be built in town centers, concentrated development, on water and sewer.

High minimum unit density: 8 unit/ac for single family homes; 12 unit/ac for 2-3 family homes; 20 unit/ac for multi-family homes

Town receives payment (3K) for subsidizing the actual development; cannot be used for CPA

Chapter 40R Starter Home Zoning (SHZ): can be done instead of smart growth overlay

The density is lower: 4 unit/ac for single family home.

The overlay can be “spot zoned” if one parcel makes sense, but it requires research to find the right location(s) for SHZ overlay.

The village ought to have some of the flexibility that OSD provides, because the village has water and sewer that would allow for a chapter 40R overlay.

Cottage Housing Zoning (C.H.Z.): collection of 4-12 small houses arranged around a common open space

Lot sizes 5-10,000 s.f., housing size capped at 1,000-1,200 s.f., can include affordable unit requirements or incentives (inclusionary zoning)

Will asked about cottage housing that is spread around the village like infill. The C.H.Z. aspect would be to make requirements like form based code, affordable housing, building size cap (1,200 s.f.).

Property management: several tiers of services from independent landlords receiving monitoring and other administrative services from HRH.

Non Zoning strategies from encouraging affordable housing:

Create a housing trust, or start with a housing committee.

Housing trust requires staff, could be a town agent, though it could be a local planning agency like FRCOG,

Mass Housing Partnership: the board could talk to them to look for non-zoning strategies, might have to be the select board, MHP has a community housing program.

The PB could invite the MHP to meet. The FRCOG could incite MHP and other towns.

Potential process:

Public information sessions would be held to gather local information.

Zoning work might include; inclusionary zoning, ch. 40R Smart Growth Zoning, home starter, smaller lot sizes, cottage housing zoning, accessory dwelling units with detached option.

2 public hearings are to be held to discuss the progress of the Housing deliverables.

Draft Revisions for the grant product by Annual Town Meeting 2019.

Alyssa had questions for the board to determine how to help Shelburne

What % of affordable units would Shelburne want to require a new housing development to include?

15-20% affordable housing requirements is one number A.L. suggested.

Any new housing development that increases the net housing number in town could trigger inclusionary zoning (I.Z.) (for affordable housing) for instance.

A.L. suggested 6 unites could be the threshold for triggering I.Z. for affordable housing.

Will suggested that if I.Z. is applied to a development that the affordable units must be built first to avoid slow rolling the affordable housing to the point that it might not happen (Northampton example).

Affordable housing can be incentivized by providing a density bonus (particularly for senior housing project).

A.L. has ability to meet the PB on a regular basis, perhaps once a month, she will work on finding answers to the board's questions, and will look into 40R to see about how it applies to Shelburne and where it might work; also look at small lot infill. She wants to refine things down to determine what type of bylaw will be crated...might take 203 meetings to identify what the right direction (option).

A.L. will check her calendar for 5/9 to see if she can join the board and move forward.

Will will contact MHP about arranging a time for one of them to meet with the Board. He will ask about 5/23 meeting time.

OLD BUSINESS

Annual Town Meeting proposed revisions:

No discussion

Adult Use Marijuana:

No discussion

COMMITTEE AND REGIONAL PROJECT UPDATES

No discussion

READ MAIL: the Board read mail as listed below.

OTHER BUSINESS NOT REASONABLY FORESEEN 48 HOURS PRIOR TO THE MEETING: none.

PUBLIC COMMENTS: none presented.

SCHEDULE NEXT MEETING: next regular meeting will be Wednesday, April 25th at 7:00 pm.

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

Vote: 3 in favor, 0 opposed, 1 abstention by John as Chair of the meeting.

Meeting was adjourned at 9:26 pm.

Respectfully submitted by, Josiah Simpson

LIST OF DOCUMENTS:

Shelburne Housing Plan, Executive Summary, Effective February 6, 2018 to February 5, 2023

Zoning for housing strategies

Shelburne Falls Dimensional Standards, table for Estimated non-conforming lots within the village based on minimum lot size

DEP, Local Planning Board Responsibilities Regarding Chapter 91 General License Certifications