

TOWN OF SHELBURNE
Planning Board Meeting
Minutes of Meeting October 23, 2019

A duly posted meeting of the Shelburne Planning Board was held on Wednesday, October 23, 2019 at 7:00 pm in the Town Hall Meeting Room, 51 Bridge St., Shelburne Falls, MA.

Present: John Wheeler, Chair

Will Flanders

Tom Johnson

Cam Stevenson

Administrative Assistant: Liz Kidder

Audience:

Absent:

The meeting was called to order at 7:00 p.m.

ANR/Subdivision – none presented

Special Permit/Variance – none presented

Motion to approve the corrected minutes of October 9, 2019, was made by Will and seconded by Cam.

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

MASTER PLAN Housing Chapter update, addressing housing needs in Shelburne through zoning– Liz noted that Alyssa has not sent the updated Affordable Housing bylaws so the Board will look at those at the next meeting. The Board reviewed a newspaper article about a meeting to be held by the Buckland Planning Board, seeking input on how their residents would like see Affordable Housing addressed in their town. John and Tom are going to try to attend that meeting.

Master Plan Economic Development updates/review of Commercial District Zoning –

The Board held a basic discussion on what could be accomplished through zoning to encourage the redevelopment of the two vacant commercial lots on Bridge St and whether there was a need to add to the Industrial Zoning District. The consensus of the Board was to review the economic development research being developed by the FRCOG when it is available before making any decisions about a need for more Industrial land.

In order to achieve the redevelopment of the vacant lots in the center of the VC district, the Board discussed options for the establishment of a Village Commercial overlay district to create more possibilities since the vacant lots are both non-conforming under the existing bylaw. Will suggested the Board needed a conversation with Town Counsel to get her advice as to the best approach to use that would work for Shelburne.

Liz passed out a typed summary of the action plan, goals and objectives from the 2009 Urban River Visions 2 charrette held in Buckland for review by the Board members.

OLD BUSINESS

Zoning Bylaw Definitions/Updates for ATM 2020 – Will suggested that the Board talk with Town Counsel about options for situations that are now being addressed through the variance process; could some of them be addressed through a special permit.

The Board reviewed a simple definition for community residences; the consensus of the Board was to add it to the list of articles to be submitted for consideration at ATM 2020.

Marijuana Zoning Bylaw coordination – there no proposals before the Town at this time.

Approved: _____ Date: _____ 1

Shelburne Hazardous Mitigation Plan Update – Liz passed out a map of public water supplies in Town and an example of a water protection bylaw from Hatfield. John is going to ask Chris Myers for clarification as to what the committee would like the Planning Board to focus on for zoning or subdivision revisions.

FRCOG Training Workshops – Liz asked if she should submit a registration for John and Tom for the Dec. 10th training workshop on “Zoning through Overlay Districts” at the FRCOG on Tuesday evening Dec. 10th. The cost of registration is \$35/person and there is sufficient money in the Planning Board budget for all 4 members to attend. Tom and John will try to attend.

COMMITTEE and REGIONAL PROJECT UPDATES

FRCOG Planning Board – nothing presented

Open Space – nothing presented

Other Town Board updates – nothing presented

Other business not reasonably foreseen 48 hours prior to the meeting- nothing presented

Read Mail—the Board read mail as listed below.

Public Comments—none presented.

Schedule next meeting – Wednesday, November 13th. Due to holidays, the Board will only meet once each in November and December.

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

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

Meeting was adjourned at 8:35 pm.

Respectfully submitted by,

Liz Kidder
Administrative Assistant

LIST OF DOCUMENTS:

Legal notices from neighboring communities: Shelburne – 1, Colrain – 2

Selectmen’s minutes on Tax Title Update

CEDAC notice of home loan program

Meeting dates for the coming year

Shelburne Natural Resources Inventory Map

Draft zoning bylaw definitions

Hatfield Bylaws for Floodplain Overlay District, Water Supply Protection District, Riverfront Overlay District

River Visions 2 summary of goals/objectives and action plan

Recorder article Buckland Planning Board seeks input on potential zoning changes