

TOWN OF SHELBURNE
Planning Board Meeting
Minutes of Meeting November 13, 2019

A duly posted meeting of the Shelburne Planning Board was held on Wednesday, November 13, 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

Craig Manning

Administrative Assistant: Liz Kidder

Audience:

Absent:

The meeting was called to order at 7: 02 p.m.

ANR/Subdivision – none presented

Special Permit - Craig Manning, 9 panel solar array, 311 Colrain Shelburne Rd.

Moved by Will and seconded by Tom to waive the 35 day review period for this solar array and to inform the ZBA and the Town Administrator. Vote: 3 in favor, 0 opposed, 1 abstention by John as Chair of the meeting.

Motion to approve minutes of October 23, 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– The Board reviewed the second revised drafts of bylaws related to Affordable Housing that had been prepared by Alyssa Larose and reviewed by Peggy Sloan. The purpose of the proposed bylaw is to address a scenario where a developer proposes a moderate to large scale housing development anywhere in the Town of Shelburne. If this bylaw is adopted by Town Meeting, proposed projects of 10 units or more will be required to include units for Affordable Housing in order to obtain the necessary permits.

Will reported that he has been given permission by the Selectboard to call Town Counsel for advice on specific zoning bylaw options as long as John Wheeler and Joe Palmeri are included in the call. Will said he has the capacity to do a conference call from his office and will contact Joe to see when he is available. John said to let him know and he will try to be available when Joe is available.

The Board discussed several scenarios related to residents wanting to build sheds or outbuildings on non-conforming lots which can't be done at this time without a finding and/or a variance from the ZBA. During the phone call, Will proposed to ask Town Counsel for bylaw options that would allow consideration for accessory structures through either the special permit process or a revision to the "finding" procedures.

The Board reviewed the latest version of a possible Affordable Housing Zoning bylaw. It was noted that in one section a special permit could be issued by the Planning Board when it related to addressing lot size, Section 23.3 a and 23.3b, while there is a process for applying for a special permit from the ZBA when addressing the number of units within a new or renovated structure. The goal for this bylaw is to prevent large housing developments being built without any affordable units. John noted that people are often afraid that a bylaw will encourage more development when it actually makes the requirements more strict and therefore less attractive for developers to work in Shelburne.

A motion was made by Will and seconded by Cam to approve this draft Affordable Housing bylaw with the modifications made this evening and put it on the agenda for a February public hearing.

Approved: _____ Date: _____ 1

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

The consensus of the Board was to have one of them attend a Selectmen's meeting and a ZBA meeting and present the draft in order to explain its purpose and ask for input prior to public hearings. Tom and John both attended the public information meeting in Buckland related to that Town's efforts to address housing needs. They described how that Planning Board handled their presentations.

Tom Johnson reported that he has been in discussion with Andrew Baker about the property that lies just beyond the Highland Village property as a possible site, at some point in the future, for a small scale, family affordable housing project in the Village. The Board also discussed that FCRHRA/RDI could be a possible agency to oversee such a project. It was noted that RDI owns 3 acres in rural Shelburne that also could be considered as part of the effort to create some family housing in Shelburne.

Master Plan Economic Development updates/review of Commercial District Zoning – Will Flanders will talk with Town Counsel about zoning techniques that could be used to approach the need to redevelop non-conforming lots in the VC district along Bridge St. The Board will wait until Jessica Atwood, FRCOG Economic Development Planner, has completed her research on Economic Development in Shelburne before further reviewing and considering any updates to the Master Plan.

OLD BUSINESS

Zoning Bylaw Definitions/Updates for ATM 2020 – nothing new to discuss at this meeting.

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

Shelburne Hazardous Mitigation Plan Update – John will contact Chris Myers and try to attend their next meeting.

FRCOG Training Workshops – Dec. 10th – Training Workshop on Zoning Overlay Districts will be held at the FRCOG and John will try to attend.

COMMITTEE and REGIONAL PROJECT UPDATES

FRCOG Planning Board – John went to the meeting and found it very interesting, Linda Dunlavy talked about the rural regional policy commission that she chairs and Peggy Sloan talked about the new Cannabis Control Commission's regulations in regards to café's and delivery only marijuana retail businesses.

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, December 11th. Due to holidays, the Board will only meet once in November and December.

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

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

Meeting was adjourned at 8:46 pm.

Respectfully submitted by,

Liz Kidder
Administrative Assistant

LIST OF DOCUMENTS:

Legal notices from neighboring communities: Greenfield 6
Second Draft Affordable Housing Bylaw proposed revisions by FRCOG
Special Permit Application Craig Manning, 311 Colrain Shelburne Rd.

Approved: _____ Date: _____ 2