

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

A duly posted meeting of the Shelburne Planning Board was held on Wednesday, February 13, 2019 at 7:00 pm in the Town Hall Meeting Room, 51 Bridge St., Shelburne Falls, MA.

Present: Will Flanders

John Wheeler, Chair

Cam Stevenson

Josiah Simpson

Tom Johnson

Alyssa Larose, FRCOG

Administrative Assistant: Liz Kidder (not present)

Audience: None

Absent:

The meeting was called to order at 7:06 pm.

January 23 Minutes will be reviewed and approved next meeting

ANR Plans – none

Special Permit/Variance Applications – none

OLD BUSINESS

Shelburne Housing Study/Master Plan Housing Chapter/Sustainability and Resilience Grant/Review of Zoning Map — Alyssa Larose, FRCOG

Alyssa showed the board the PowerPoint presentation “Public Hearing on Proposed Changes to the Shelburne Zoning Bylaws” draft.

John listed the introduction items he will share with the public during the hearing:

Key findings: the board needs to explain why these “findings” tell us that Shelburne needs more affordable housing. (E.G. demographics are changing to an older population and affordable housing for seniors is needed, as well as housing affordable to young families.

Key finding: 54% of Shelburne residents earn what is considered a low income. Important to emphasize “local preference” to maximize the availability of affordable housing for Shelburne residents. 70% local preference is the maximum.

Will asked if the planning board can put explicit language in the bylaw that states the importance of local preference. Can do so after first public hearing.

The board should find the exact number of affordable units needed to meet the 40B requirement (agreed memory is between 25-30).

Lot size analysis: John mentioned the importance of changing the lot size requirements to bring a greater number of current lots into conformity to reduce the need of filing a special permit to do any kind of project. Charlemont just changed their village lot size to 5,000 square feet. Greenfield changed the minimum lot size to 8,000; both towns reduced their lot size to bring more lots into conforming status.

Will said the board should ask the public hearing, “what would make this information easier to understand? What more do you want to know to understand the material and proposed changes better?”

Alyssa revised the “Potential Development Map” as a reference for answering the potential for creating new units in the Village. She will have a few print outs ready for the public hearing.

Alyssa will send the planning board information about “Local Action Unit”, that describes a municipality’s responsibility for moving affordable housing forward. Includes information about inclusionary zoning, and special permit process.

Approved: _____ Date: _____ 1

Will talked about mentioning the three-year plan. That this current step is step 1 for improving the affordable housing situation in Shelburne. The board discussed just mentioning this is the first step, and more discussion is needed to continue working on getting more affordable housing in Shelburne.

New Business

Commercial Design Guidelines – nothing discussed.

Planning Board Budget and Annual Report – nothing discussed.

OLD BUSINESS

Coordination with ZBA –

March 7, 2019 at 7PM planning board to join ZBA to determine if ZBA should hold another hearing for Kidder/Luck.

Rural housing regulation analysis and revisions –

Regulatory revisions for ATM 2019 – nothing discussed.

COMMITTEE and REGIONAL PROJECT UPDATES

FRCOG Planning Board – nothing discussed.

Open Space –

Discussion with Timber and Stone regarding the survey along the river to estimate the cost of putting in a trail. Much of the discussion revolved around the request to keep costs reasonable, and phasing. The survey may happen as early as March, cost estimates will be submitted to FLT by July.

Other Town Board updates – none 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 –the next meeting is a public hearing scheduled for 6:30 pm on Wednesday on February 27, 2019.

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

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

Meeting was adjourned at 9:07 pm.

Respectfully submitted by,

Josiah Simpson

LIST OF DOCUMENTS:

Legal notices from neighboring communities: Charlemont public hearing notice (1), Conway public hearing notice (1), Colrain public hearing (1), Greenfield ZBA public hearing (2), Greenfield Special Permit (1), Deerfield ZBA public hearing (2).

1/28/19 Email re: Bylaw Qestion