

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

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

Present: Will Flanders
 Cam Stevenson
 Tom Johnson

John Wheeler, Chair
Josiah Simpson
Alyssa Larose, FRCOG

Administrative Assistant: Liz Kidder

Audience: John Shulda, Linda Vight, Frank Field

Absent:

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

ANR Plans –John Shulda, 535 Mohawk Trail, was present to give the Board an update regarding their previous request for an ANR. They would like to separate their property and create a lot that has frontage on Route 2 but uses a common driveway with the adjacent lot. He said he and his engineer were working with MA DOT to determine that indeed they could access the proposed new lot from Route 2 but they would still like to use a common driveway due to the terrain. The Board let him know that until a common driveway bylaw is adopted at Annual Town Meeting (ATM), they couldn't approve the requested ANR and approve a common driveway. They have a buyer for the new lot and hope to be ready for endorsement of their ANR right after ATM. The Board said they expect the bylaw to pass but they couldn't guarantee it; if it does pass, the Board will endorse the ANR at the next meeting.

Special Permit/Variance Applications –Ian Tapscott of PVSquared, has submitted a special permit application for a small-scale ground-mount solar system on the property of Fred Vohr at 439 Bardwells Ferry Rd. The Planning Board has not yet received a notice from the ZBA announcing the date of the hearing. The consensus of the Planning Board was to support the special permit application and Liz was asked to send an email to the ZBA on behalf of the Board.

Shelburne Housing Study/Master Plan Housing Chapter/Review Zoning Map/Sustainability and Resilience Grant – Alyssa passed out a flyer about a Franklin County Affordable Housing Roundtable. Alyssa encouraged at least one representative of the Board to attend. Will suggested that Linda Dunlavy invite Natalie Blais and Jo Comerford to attend as well. Will said he would be there.

7:30 pm Public Information Meeting – Proposed Revisions to the Shelburne Zoning Bylaw and Subdivision Regulations.

John Wheeler started the meeting by presenting a powerpoint presentation regarding the Affordable Housing Incentive Bylaw, how it is designed to meet needs that were identified in the recently completed Shelburne Housing Study, and the proposed Village Design Guidelines. Discussion following the powerpoint presentation included the following points:

- Was the Board focusing on achieving the Town's Affordable Housing goals through new affordable housing units in the Village rather than in rural Shelburne, especially the part near Greenfield? It was noted that this is the beginning of a multi-year process to address the housing needs in Shelburne and the Board was starting by reviewing the zoning of the Village Residential district.
- Is there sufficient capacity within the Village's water and sewer system to handle the additional development in the Village? Will and Josiah noted that they had both talked to water/fire and sewer commissioners and had been told that the current system had sufficient capacity to handle some additional dwelling units.
- Should the Village be considering infill dwellings and the conversion of homes into multi-family dwellings in order to meet the Chapter 40B requirements or look at larger housing projects in rural Shelburne; what green/open space that there is in the Village is important to its character and should be preserved.
- Is Shelburne taking on the social needs and responsibilities for all of West County? What ability will the Town have to assure that there is local preference for applicants to live in the apartments? The Board noted that in some instances the regulations allow up to 70% local preference.

Approved: _____ Date: _____ 1

- Can the Village maintain its character for the next 50 years or will the Town have allowed it to change in order to meet state mandated criteria or in order to participate in regional grant programs?

The Board continued their review of the other proposed zoning bylaw revisions. They identified several typos in the draft and suggested that a couple of changes be discussed during the Public Hearing on March 27th.

- Revise 10.1 to read: 10.1 GENERAL: no changes may be made to non-conforming uses, structures or lots. Then renumber the exemptions.
- Flaglots – 5.2.1.10 should be reduced to no more than 2 flag lots adjacent.
- Make Common Driveway a separate town meeting article

The Board discussed the order in which the bylaws should be presented at Town Meeting. Liz will prepare a reorganized draft for review by the Board on March 27th.

NEW BUSINESS

Shelburne Hazardous Mitigation Plan –Alyssa explained that she will be helping Chris Myers, Shelburne’s Emergency Management Director, update the Hazardous Mitigation Plan under a grant that runs through next June. There is a meeting at 3pm on March 27th to start discussion on updating the plan. Liz organized a spreadsheet that identified just those tasks that are the responsibility of the Planning Board. The Board will go through the checklist and, if needed, prepare “housekeeping” revisions for next year’s ATM.

Selectboard Budget Inquiry -- the Board reviewed a request from the Selectboard regarding the number of meetings that they expect to hold next year. The Board decided they would plan for 21 meetings because they intend to keep working on the update to the Master Plan each year. They estimated that their meetings last, on average, for 3 hours.

OLD BUSINESS

COMMITTEE and REGIONAL PROJECT UPDATES

FRCOG Planning Board – March 28th FRCOG meeting that will cover inclusionary zoning survey. MGP is working on a nationwide survey and is trying to get Mass towns to participate and report if your Town is either requiring or encouraging inclusionary zoning – including “Affordable Housing” in developments. Will said he would be happy to help fill out the form for Shelburne but it didn’t appear that any of the board members could make the meeting on March 28th.

Open Space – no information presented

Other Town Board updates – no information presented.

Other business not reasonably foreseen 48 hours prior to the meeting-no information presented.

Read Mail—the Board read mail as listed below.

Public Comments—none presented.

Schedule next meeting –the next meeting is at 7pm with a public hearing scheduled for 7:30 pm on Wednesday on March 27, 2019.

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

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

Meeting was adjourned at 10:50 pm.

Respectfully submitted by,

Liz Kidder
Administrative Assistant

LIST OF DOCUMENTS:

Legal notices from neighboring communities: Buckland-1, Charlemont-2, Deerfield-1, Greenfield-4

Letter from John Taylor, Fire Chief to John Stevens, 535B Mohawk Trail, regarding property access and identification.

Email from Whit Sanford and Jessica Atwood on FRCOG DLTA funding