

**TOWN OF SHELBURNE**  
**Planning Board Meeting**  
**Minutes of Meeting May 22, 2019**

A duly posted meeting of the Shelburne Planning Board was held on Wednesday, May 22, 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

Alyssa Larose, FRCOG

Administrative Assistant: Liz Kidder

Audience:

Absent: Cam Stevenson, Josiah Simpson

The meeting was called to order at 7:06 p.m.

**Motion to approve the minutes of April 24, 2019 was made by Will and seconded by John.**

Vote: 2 in favor, 0 opposed, 1 abstention by Tom who was not in attendance.

**Motion to approve the minutes of May 8, 2019 was made by Tom and seconded by Will.**

Vote: 2 in favor, 0 opposed, 1 abstention by John as chair of the meeting.

**ANR Plans** – none presented

**Special Permit/Variance Applications** – none presented

**MASTER PLAN Housing Chapter update, action plan for next steps, housing needs in rural Shelburne -**

The Board reviewed for Alyssa what happened at Town Meeting—only two of 9 warrants articles were adopted. Will noted that there had been a long list of people who had been involved in the development of the Master Plan in 1999. Even though the Board held 3 public information meetings, wrote articles for the local papers, participated in a pre-town meeting, and held a public hearing, not enough people were involved or felt included. The Board needs to develop a process to include more people and achieve a broader reach into the community. Alyssa noted that she had been at a meeting that talked about how to develop a coalition of people in support of affordable housing. There was a general discussion about including a review of affordable housing need during the economic development study over the next 2 years to understand the interaction of the two in Shelburne.

The consensus of the Board was to continue with their plan to review housing/zoning possibilities in rural Shelburne. The Board will review options, discuss them with Alyssa, and then try to start a community conversation and build consensus prior to submitting articles to Town Meeting. Alyssa suggested looking at 40R Smart Growth Zoning which uses an overlay district. The overlay could be for a specific parcel or a part of town. It would overrule the underlying zoning but would include design criteria. If the Town adopts a Chapter 40R bylaw, it may be eligible for grant money from the State for specific projects. A new element of 40R is the starter home zoning option:

- it is for only single family,
- ¼ acre lot sizes,
- an overlay district,
- could be a cluster with open space set-aside,
- could be a payment from the state based upon how many homes are involved,
- size of the homes are capped at 1,850 sq feet.

Alyssa passed out the model bylaw which the Town would have to follow closely; it is not something that could be woven into our existing zoning. She already mentioned it to the Buckland Planning Board but they did not seem interested. She suggested that the

Approved: \_\_\_\_\_ Date: \_\_\_\_\_ 1

Board could consider including an Affordable housing requirement or incentive option for subdivisions over a certain size in the Town's already existing OSD bylaw. Alyssa noted that Sunderland has a flexible development bylaw that doesn't required as much open space set-aside, includes a density bonus for things they want to encourage, and can be combined that with their affordable housing requirement. She will review Shelburne's OSD bylaw to see what options she might suggest for consideration. She will give us an example of an inclusionary zoning option so that the Board has something to consider.

Will suggested the Board should come up with a list of approaches they want to consider by early fall, and then try to start a community-wide discussion to gain support. The consensus of the Board was to review Inclusionary zoning bylaws as one choice, tweaks to OSD, and 5,000 sq ft lot by special permit only for an affordable housing unit issued by the ZBA as a third choice. The Board discussed their goal--to assist the Shelburne residents who need to downsize and try to stay in the Village, or to provide opportunities for children who can't afford to live in the community in which they were raised. Alyssa suggested that welcoming new people to the community can help keep the Town vibrant.

John Wheeler suggested it would be good to have data on how many people have to leave Shelburne because they can't afford to stay. Alyssa said that if there was information that the Board would find helpful, let her know and she will do the research based upon available data. Will thought it might be useful to get a regular column in the West County Independent in order to provide background information such as: what do all the housing terms mean-affordable, subsidized, section 8, etc.? Another example could be an interview with the Director of Habitat for Humanity describing their process, needs, requirements, how they work with Towns, etc. The Board felt they could try to use articles in the paper to dispel many misconceptions about affordable housing, such as developers are not interested in projects with less than 50 dwelling units. Alyssa said that the Rural Policy group was looking at how to make smaller scale development happen in small towns. Now, for anything under 30 units there has to be significant help from the Town to make it work.

It was decided that Allyssa will come back on July 10<sup>th</sup> since that is the next meeting when all the board members should be present.

Will talked to Joe Palmeri about 535 Mohawk Trail and their effort to sell off part of their property. Joe Palmeri is going to contact the owner about a site visit.

## **OLD BUSINESS**

**Report to Annual Town Meeting on proposed zoning revisions at ATM 2019** - Liz will work with Joe Judd to submit the necessary information to the Attorney General related to the Adoption of the Common Driveway Bylaw.

**Subdivision Regulation Revisions** - the Board had voted to adopt revisions to the Subdivision regulations pending the adoption of the corresponding revisions to the Zoning Bylaws. The items considered at the March Public Hearing will be reviewed to see if the subdivision regulations needs to be updated based upon Town Meeting actions.

**Shelburne Hazardous Mitigation Plan update** -the Board reviewed language in our telecommunications bylaw that seems to meet the need identified by Chris Meyer. Liz will send the language to Chris to see if he feels it satisfies the goals identified in the plan.

**Schedule for rest of fiscal year** - meetings on June 12<sup>th</sup> and then July 10<sup>th</sup>. Schedule an August meeting if Cam is available, Tom Johnson will be gone all of August. Sept. 11 should have a quorum but both Tom and John are going to be gone for the 25<sup>th</sup>, and then twice a month the 2<sup>nd</sup> and 4<sup>th</sup> Wednesdays starting in October.

**NEW BUSINESS-** nothing presented

## **COMMITTEE and REGIONAL PROJECT UPDATES**

**FRCOG Planning Board** - nothing presented

**Open Space** - they hired the individual to survey the pathway that goes along the river - there will be a walk through in early June.

**Other Town Board updates** -

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

**Read Mail**-the Board read mail as listed below.

Approved: \_\_\_\_\_ Date: \_\_\_\_\_ 2

**Public Comments**—none presented.

**Schedule next meeting** – Wednesday, June 12<sup>th</sup>.

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

**Vote:** 2 in favor, 0 opposed, 1 abstention by John as Chair of the meeting

Meeting was adjourned at 9:00 pm.

**Respectfully submitted by,**

Liz Kidder

Administrative Assistant

**LIST OF DOCUMENTS:**

Legal notices from neighboring communities: Greenfield-4