

TOWN OF SHELBURNE
Planning Board Meeting
Minutes of Meeting and Public Hearing February 26, 2020

A duly posted meeting of the Shelburne Planning Board was held on Wednesday, February 26, 2020 at 7:00 pm in the Town Hall Meeting Room, 51 Bridge St., Shelburne Falls, MA.

Present: John Wheeler, Chair

Will Flanders

Cam Stevenson

Administrative Assistant: Liz Kidder

Audience: Suzette Agey-Nichols

Absent: Tom Johnson

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

ANR/Subdivision – Patten Hill Farm Trust, 360 Patten Hill Rd. – Will reported that he had called the Town Counsel’s office and not heard back; he was told by her assistant that Donna was in Boston in the middle of a trial and should get back to him in a few days.

Special Permit – John Richardson dropped off a special permit application to convert the former Mole Hollow Candle building into 10 apartments. The Planning Board will have a chance to review the plans before a ZBA public hearing.

Minutes of the meeting:

Motion to approve minutes of February 12, 2020, was made by Cam and seconded by Will.

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

7:45 pm Chairman John Wheeler called the Public Hearing to order.

The Board noted that one citizen had come in but did not stay. The Board reviewed and discussed each of the proposed warrant articles. The Board reviewed feedback that was received from members of the ZBA which are included as part of the public hearing record. The consensus of the Board was to:

- Include the construction of detached accessory structures as alterations,
- Include the revisions proposed by Tom Johnson for Section 10.1.6
- Create a new description of “Finding” in Section 15 instead of incorporating it into Section 10,
- Include a percentage for “structural lot coverage” in the VR and not describe it as “density”
- Leave the use table for LSSI’s as it is, allowing them by SP within the commercial strip since the ZBA has the ability to require screening of any projects.
- Include substituting the word “Historical” for “Historic” in the Industrial and Commercial structure conversion to a multi-family dwelling, as suggested by Joe Palmeri.
- Delete the definition and line in the use table for Municipal or Non-Profits Trails

The public hearing was closed at 8:55 pm.

The Planning Board resumed their meeting.

OLD BUSINESS

Zoning Bylaw Revisions for ATM 2020 – The consensus of the board was to present the full packet of proposed revisions included within tonight’s public hearing along with the removal of the trail definition and line in the use table and the change of the word Historic to Historical at the next public hearing on March 25th. Liz will prepare all the new documents, post them on the website, publish the necessary legal notices, distribute copies to the Selectboard and ZBA, and request review by Town Counsel.

Approved: _____ Date: _____ 1

COMMITTEE and REGIONAL PROJECT UPDATES

FRCOG Planning Board- no news

Open Space – no news

Other Town Board updates – nothing presented

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

Read Mail –the Board read the mail as listed below.

Public Comments—none presented.

Schedule next meeting – Wednesday, Mar. 11, at 7:00. Town Counsel will be invited if possible and the Selectboard and ZBA will also be invited.

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

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

Meeting was adjourned at 9:11 pm.

Respectfully submitted by,

Liz Kidder

Administrative Assistant

LIST OF DOCUMENTS:

Legal notices from neighboring communities: Colrain – 1, Conway – 1, Deerfield – 1

Public Hearing Handouts

Email from John Taylor and Noah Grunberg relative to the proposed revisions