

**Planning Board Meeting  
Minutes of Remote Participation Meeting June 24, 2020**

A duly posted meeting of the Shelburne Planning Board was held remotely on Wednesday, June 24, 2020 at 7:00 pm using Zoom online software.

Present: John Wheeler, Chair

Will Flanders

Tom Johnson

Cam Stevenson

Administrative Assistant: Liz Kidder

Audience:

Absent:

The meeting was called to order at 7:10 p.m. John Wheeler called the meeting to order and introduced everyone in attendance. He noted that he was recording the audio of the meeting.

**Minutes of the meeting:**

**Motion to approve minutes of May 13, 2020, was made by Cam and seconded by Will.**

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

**ANR/Subdivision – Patten Hill Farm Trust –**

Mara Silver of the Patten Hill Farm Trust had requested to be on the agenda but did not sign in during the meeting.

**Special Permit – Hilltown Lodge, LLC – former Anchorage Nursing Home**

Liz reported that a special permit application had been received for an Inn to be established at the former Anchorage Nursing home on the Mohawk Trail. The special permit public hearing will probably be held the first Thursday in August. Liz noted that she had talked to the applicant and asked if there were any timing considerations and he said no, he expected the Town to follow its usual permitting process. The board will review the Special Permit application at their next meeting in early July.

**OLD BUSINESS**

**Zoning Bylaw Revisions for STM 2020 (??)/ATM 2021, Master Plan Economic Development Update, and Planning Board goals for 2020-2021**

The Selectboard did not present any zoning warrant articles at the June ATM and said that a STM would be held in the fall to address other issues. No date has yet been set for a STM and Liz has informed the Selectboard that they will need sufficient notice of the date so that there can be a public hearing before the STM.

The Board held a general discussion on what direction to take over the coming year. The Board discussed having conversations with members of the Selectboard to get input on what the broad issues are that should be addressed by the Planning Board. It was noted that any conversations would have to be done in compliance with the Open Meeting Law. Issues discussed by the Board included: affordable housing; industrial development now that all the parcels in the Industrial District are being developed; identifying parcels of empty land or those that have been taken for tax title what can be used for affordable housing; and the impact of the expansion of broadband throughout Town, migration from the cities and the coast to rural areas, and the impact of COVID19 and changes to the national and international global economy on the Town's economic stability. Will's personal goal is to see the area be more locally resilient in terms of food with access to local products. Tom Johnson said he would talk to Andrew Baker about the empty parcel to the north of Highland Village. Liz was asked to put together a compilation of goals and strategies from existing plans and materials prepared by Alyssa Larose over the past couple of years. At the Board's next meeting, they will work on a list of ideas of what to do and use that list to talk with other boards and individuals for input on what is most important for the Board to focus next year.

**COMMITTEE and REGIONAL PROJECT UPDATES**

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

**FRCOG** –Last winter they had been talking about east-- west trains and there may be some federal money coming to support that effort.

**Open Space** – Monday morning the State Geologist came out and looked at questionable, steep, parts of the trail along the Deerfield River. He did not think that the steepness of certain parts of the trail topography would present a problem. All the owners along the trail have signed off on allowing surveys and geological studies to be done along the land under the trail; however, not all have signed off on final approval. Tom said that initially it will not be handicapped accessible – it is just too expensive. Will noted that any trails on state property have to be accessible. Tom said that none of this land is state owned. While the committee would love to make it accessible, it won't happen unless a source of funding is discovered.

**Other Town Board updates** – nothing presented

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

**Read Mail** – mail was not read due to the remote nature of this meeting. The only paper mail has been notices of hearings in adjoining towns.

**Public Comments**—none presented.

**Schedule next meeting** - The Board will meet again on July 8, 2020 at 7 p.m. and discuss Hilltown Lodge LLC.

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

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

**Meeting was adjourned at 7:52 p.m.**

**Respectfully submitted by,**

Liz Kidder  
Administrative Assistant

**LIST OF DOCUMENTS:**  
Hilltown Lodge. LLC