

**Town of Shelburne Planning Board
Minutes of Remote Participation Meeting Oct. 14, 2020**

A duly posted meeting of the Shelburne Planning Board was held remotely on Wednesday, Oct. 14, 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:

Cam noted he has had trouble getting into the meeting and he is concerned about having sufficient instructions for using zoom. The meeting was called to order at 7:04 p.m. John Wheeler noted he was recording the audio of the meeting.

Minutes of the meeting:

Motion to approve minutes of the Planning Board meeting of Sept. 23, 2020, was made by Tom and seconded by Cam.

Vote: 3 in favor, 0 opposed, and 1 abstention by Cam since he was not present.

Motion to approve minutes of the Planning Board hearing of Sept. 26, 2020, was made by Tom and seconded by Cam.

Vote: 3 in favor, 0 opposed, and 1 abstention by John as chair of the meeting.

ANR/Subdivision – John said he had submitted the signed copies of the Flaccus ANR to the Town Clerk and had delivered the signed mylar to Larry Flaccus.

Special Permit – none to review at this time.

Resiliency, Sustainability, Climate Change impact on Franklin County - links to FRCOG documents had been emailed to the Board members as a continuation of a discussion started at the last meeting. These documents include

- *A Watershed-Based Plan to Maintain the Health and Improve the Resiliency of the Deerfield River Watershed 2015-2017*
- *Franklin County Regional Plan for Sustainable Development 2010*
- *A Framework for Resilience-Responding to Climate Change in the Deerfield River Watershed 2019*

In addition, the Board is reviewing the *Shelburne Multi-Hazard Mitigation Plan Update Draft September 2020*.

The Board discussion regarding the impact of migration out of the cities will be continued during their next meeting after members have had more time to review these documents.

OLD BUSINESS

Zoning Bylaw Revisions adopted SPTM 2020 – John thought things went pretty smoothly at the SPTM in regards to the Planning Board “housekeeping” articles. John said one person questioned whether the Board had too many separate issues in one warrant article. She had been concerned about the frontage article and how it might impact the Village. Liz reported that she is working with Joe Judd on the required submission regarding bylaw changes to the Attorney General’s office but Joe will not be able to work on it until after the election.

Planning Board goals for 2020-2021 – the Board started a list of bylaw sections to review over the next few months. This list includes:

- Economic Development – review the master plan chapter, is there a need for more Industrial Land, home based businesses,
- Hazard Mitigation Plan – review recommendations regarding land use
- Clarify list of Town Roads
- 5G telecommunication concerns
- Reuse of scattered Town owned lots for Affordable housing.

Approved: _____ Date: _____ 1

Tom had reviewed the Home-Based Business bylaw, Section 7, and thinks there could be opportunities for clarifications and modifications. He is concerned that retail stores are allowed by special permit in VR when under 2500 sq. ft. He feels that the Village commercial stores are often turning over their tenants and those buildings should be supported. He thinks it might be appropriate to separate out the criteria for VR from the RA – such as signs and their size. Parking can also be an issue – Home based businesses are required to have off-street parking in VR and is that appropriate or can visitors just park on the street. Having a parking lot onsite may not be appropriate in the VR. John thought this concern also relates to Andrew Baker’s concerns of allowing commercial buildings to be converted into dwellings and thereby reducing the amount of commercial space in the Village.

Will also brought up the 5 lots owned by the Town that have been taken by the Town – is there a way for them to be declared viable buildings lots for affordable housing- for projects such as ones carried out by Habitat for Humanity, for example.

Liz pointed out that there are sufficient funds in the budget for the Planning Board to host another meeting with Town Counsel to discuss approaches that could be used to achieve the goals of the Planning Board. The ZBA and Selectboard could be invited to join in such a meeting. John noted that the Board usually asks the ZBA for their suggestions for possible clarifications or revisions to the bylaws based upon their experience as the SPGA. Liz was asked to send an email to all the members of the ZBA asking for their input.

Note: at this point, Cam was unable to continue due to internet issues. John said that he would contact Cam and see if he could help him with his zoom connection.

Telecommunications 5G – Jonathan Mirin is going to try and have draft bylaw recommendations for review by the Board at one of the October Board meetings.

COMMITTEE and REGIONAL PROJECT UPDATES

FRCOG – no report.

Open Space – Tom said the Committee hasn’t met since the last Planning Board meeting. Tom noted that he has heard there are very nice trails on the Payne property. Regarding the trail along the Deerfield River in the Village, there are a lot of neighbors that are against the trail. Open Space has another \$20000 grant to evaluate the proposed trail. All the owners who have property that go to the river, have given permission for assessing the viability of a trail. Uphill from the river, residents on Masonic and South Maple are “pretty upset” that this trail is in planning. It would not go through their property but they are concerned about noise, trash, etc. The Open Space committee is trying to decide what to do. Apparently, the neighbors would have less worry if the trail was going all the way through rather than stopping near the Sweetheart at what may become a site used for parties.

Other Town Board updates – nothing presented.

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

Read Mail – Liz checked the mail last week and there was only a large number of legal notices from neighboring towns.

Public Comments—none presented.

Schedule next meeting - The Board will meet remotely again at 7pm on Wednesday, October 28th.

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

Vote: 3 in favor, 0 opposed, 0 abstentions

Meeting was adjourned at 7:51pm

Respectfully submitted by,

Liz Kidder

Administrative Assistant

LIST OF DOCUMENTS:

FRCOG Reports

Approved: _____ Date: _____ 2