

Town of Shelburne Planning Board
Minutes of Remote Participation Meeting April 14, 2021

A duly posted meeting of the Shelburne Planning Board was held remotely on Wednesday, April 14, 2021 at 7:00 pm using Zoom online software.

Present: John Wheeler, Chair

Will Flanders

Cam Stevenson

Tom Johnson

Administrative Assistant: Liz Kidder

Audience: John Walsh, Lara Radysh, Bob Higgins, Jonathan Mirin,

Absent:

The meeting was called to order at 7:04 p.m. John Wheeler noted he was recording the audio of the meeting.

Motion to approve the minutes of March 10, 2021 was made by Cam and seconded by Will.

Vote: 3 in favor, 0 opposed, 1 abstention by Tom Johnson since he was recused from part of the meeting.

Motion to approve the minutes of March 24, 2021 was made by Will and seconded by Tom.

Vote: 3 in favor, 0 opposed, 1 abstention by Cam who was not in attendance.

ANR/Subdivision – none submitted

Special Permit – Andrew Quient, 121 Bridge St.

Tom Johnson is recusing himself from this topic.

Letters were received from Higgins, Radysh, Logan/Wallace, Mullers, Walsh/Warwick, Kuklinksj, and Boettner

The Board reviewed a draft letter to the ZBA and asked Liz to submit it to the ZBA before the hearing tomorrow night.

Liz will send a copy of the final letter to Lara Radysh as she requested.

OLD BUSINESS

Pollinator Program –Tom rejoined the meeting.

The board noted that they had received possible draft bylaws and subdivision regulation revisions related to the FRCOG's Pollinator's program. It was the consensus of the Board to work on these over the next year.

A motion to postpone discussion of Pollinator Program bylaw revisions until after Town Meeting was made by Will and seconded by Tom.

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

CPA –The Selectboard is going to hold another committee meeting to start the initial preparatory work at 5:30 on April 28th and Will will attend. They hope that out of that group they can maybe get 5 to form a CPA Committee. Cam and John said they will attend the April 28th meeting as well since it is immediately before the next Planning Board meeting.

Shelburne Housing needs, town owned land, Section 10, Findings/Variations – Will reviewed his discussion with Town Counsel regarding how to create an affordable housing options within the zoning bylaw. Will presented his draft proposed revisions. The revisions would create an opportunity for an organization, such as Habitat for Humanity, to build scattered Affordable Houses in Shelburne on 5,000 square foot lots.

A motion to include the Affordable Housing bylaw in the Board's next public hearing was made by Will and seconded by Cam.

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

Variations and Section 10 Findings - Liz recused herself from this discussion.

Will started a discussion with Town Counsel on how to address flexibility in the bylaw relative to variations and findings for non-conforming lots. He suggested that this task needs discussion with the ZBA and should be considered at next year's annual town meeting or if there is a special town meeting in the fall.

Liz rejoined the meeting.

Planning Board goals/proposed bylaws for 2020-2021/ATM and Public Hearing Schedule

Tom Johnson recused himself from this agenda item.

Home Based Businesses – John noted that the Home Based Business bylaw has been discussed quite a bit over the last couple of meetings. He felt it is a little too complicated for a complete review of the bylaw for this year's ATM. Will suggested that the

Approved: _____ Date: _____ 1

Board spend time over the next year to do a comprehensive review of this bylaw and get input from residents. Liz noted that John Walsh had recommended in a letter that the Board also do a review of the whole use table. Cam suggested reviewing how tag sales related to the use table.

Tom rejoined the meeting.

5G – Will had sent a revised version of revisions to the telecommunications bylaw to address the expected expansion of 5G small cell facilities to the Board members before the meeting.

The consensus of the Board was present the revisions at a public hearing.

Reuse of Abandoned/Town owned properties – after his discussion with Town Counsel, Will suggested taking this item off the agenda; the Selectboard is working on this issue.

Meeting with ZBA- the Board has invited the ZBA to attend their next meeting on April 28th. Liz will send out the draft bylaw revisions to the ZBA members before the meeting. The warrant articles containing the proposed bylaw revisions for this year's ATM will need to be submitted to the Town Administrator in early May. A hearing on the bylaw revisions can be held on May 26th. If the Board wants to make any revisions to the Warrant Articles based upon input during the public hearing, they can be made as amendments on Town Meeting floor.

Resiliency, Sustainability, Climate Change impact on Franklin County

Kimberly Noake McFee with the FRCOG Resiliency program is applying for a grant to allow the FRCOG to work with towns to review their bylaws with the goal of addressing climate resiliency. She is hoping that no town match would be required. The consensus of the Board was to participate and to review the grant proposal with the Selectboard.

State model floodplain bylaw – Will said he participated in the workshop and this issue is very complex and multi-layered . The new floodplain maps are coming out in about 3 years for the Deerfield River Watershed. There are several issues that can be worked on over the next year in anticipation of the maps being released.

Farmland/Solar siting – John attended a FRCOG meeting on March 25th that gave a presentation on the dual use of solar arrays and research that is being done at UMass, Univ. of Vermont, and Cornell. There is also a farm in Northfield that wants to put up a dual use solar array and have a neighboring farm graze their goals on the same parcel. In Europe, vineyards are using dual use solar arrays.

Master Plan/Economic Development update – still waiting on census

Zoning Bylaw Revisions adopted SPTM 2020 – no word from AG's office as of yesterday

Planning Board Budget for FY22 – this item can be taken off the agenda.

COMMITTEE and REGIONAL PROJECT UPDATES

FRCOG – as John reported, they held a meeting on dual-use solar arrays research.

Open Space- no updates

Other Town Board updates – nothing presented.

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

Read Mail – emails and letter from John Walsh and Peggy Warwick, which had been scanned, were emailed to Board members to read prior to the meeting.

Public Comments— Tom Johnson recused himself. Cynthia said she really appreciated that the Planning Board listened to the neighbors in regards to Andrew Quient's application.

Schedule next meeting - The Board will meet remotely again at 7:00pm on Wednesday, April 28th May 12th, with a public hearing on May 26th.

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 8:17 pm.

Respectfully submitted by,

Liz Kidder

Administrative Assistant

LIST OF DOCUMENTS:

Emails received on Andrew Quient's SP application

Higgins, Radysh, Logan/Wallace, Mullers, Walsh/Warwick, Kuklinski, Boettner

Approved: _____ Date: _____ 2