Town of SHELBURNE

Planning Board

MINUTES

Regular Meeting via Zoom ~ December 6, 2022

A duly posted meeting of the Shelburne Planning Board was held remotely via Zoom, on Tuesday, December 6, at 6:30 p.m.

Present: John Wheeler

Will Flanders

Tricia Yacovone-Biagi

Rick LaPierre

Administrative Assistant: Faye Whitney

Absent: Seth Wilschutz

Guests: None

The meeting was called to order at 6:31 p.m. by Chair John Wheeler, who noted the meeting was being recorded.

**Minutes**

A motion was made by Will, seconded by Tricia, to approve the minutes of November 15. Roll call vote: Will – aye; Rick – aye; Tricia – aye; John – abstain. Motion passed 3-0-1.

**Mail**

Forest Climate Resilience materials have been delivered to the Town Hall. Will plans to speak with Librarian Laurie Wheeler about having them kept at the library.

**ANR Plans/Subdivision**

None

**Zoning Relief/Special Permit Applications**

None

**Appointments – Tom Williams, EMD – MVP**

Tom said that Shelburne is one of only 10 communities in the state that has not joined the MVP. The Selectboard needs to agree to join the program then a committee could be formed to come up with a plan involving climate change/climate resilience. The group needs a process, facilitated by a professional, to make a plan as to how the town could be more resilient. Once there is a plan in place, grants could be sought. Tom said a lot of what is already in the hazard mitigation plan is related to the MVP. He said the Emergency Management Committee, who created the hazard mitigation plan, does not have the time to work on the MVP. Could the Planning Board do it? Will said he spoke with Andrew Smith a year ago who told him the MVP could be quite simple and could be created partially using the hazard mitigation plan. FRCOG could help to create a plan. The Selectboard is supportive of the MVP but doesn’t have the time to create a plan. Tom said the Selectboard should decide how to proceed whether that meant hiring someone to do a plan or look for volunteers. Tricia will speak with Kimberley MacPhee at the COG and try to find out how much time an MVP application might take.

**Andrew Baker, Selectboard Chair – Affordable Housing**

Andrew said the town has three tax title lots that could be used for affordable housing except the lots are all non-conforming. Town Counsel and the ZBA both felt that an affordable housing bylaw previously proposed by the Planning Board had some holes in it. It is now felt that tax title lots and affordable housing should be considered on a case-by-case basis. A friendly 40B plan had been discussed at a previous meeting, but that requires state involvement. Will had spoken with someone from Habitat for Humanity who was not excited about a friendly 40B plan, but did have some other ideas. It might be possible to create an overlay district for the village area for affordable housing.

Andrew was also concerned that housing is being lost to Air B&Bs. The town is getting over $17,000 per year in revenue from Air B&B licenses, so that seems to indicate there are quite a few such establishments in town. Andrew had provided a copy of a Williamsburg bylaw that addressed short-term rentals and he would like to see a similar bylaw in Shelburne.

The Board mentioned the MVP to Andrew. The application, which is due on January 6, has to come from the Selectboard. Andrew said the Selectboard was not opposed to the MVP but was too busy to do the planning or the implementing of a plan. He said until someone wants to implement a plan he doesn’t want to do one. If a person or group came forward to work on a plan, the Selectboard would be supportive. It is possible to partner with FRCOG on this, but there still must be local oversight. If an application can’t be done by the January 6 deadline, there will be another opportunity in a few months. Will said it was not the responsibility of the Planning Board to find someone to do the MVP, that’s up to the Selectboard.

**OLD BUSINESS**

**Master Plan/Economic Development –** Nothing new.

**Resilience/MVP Update** – See above discussions.

**Sign Bylaws** – Nothing new to report.

**NEW BUSINESS**

**Affordable Housing** – See above discussion.

**Village Commercial District Setbacks** – Nothing new to report.

**Committee and Regional Project Updates**

Nothing new to report.

**News Notes –** Nothing new.

**Other business not reasonably foreseen 48 hours prior to the meeting ­** None

**Public Comments –** None

**Schedule Next Meeting**

The next meeting will be on December 20, at 6:30 p.m.

At 8:05 p.m. a motion to adjourn the meeting was made by Will and seconded by Tricia. Roll call vote: Will – aye; Tricia – aye; Rick – aye; John – abstain. Motion passed 3-0-1.

Respectfully submitted,

Faye Whitney

Administrative Assistant

**List of Documents:**

Copy of Williamsburg bylaw