Town of SHELBURNE

Planning Board

MINUTES

Regular Meeting via Zoom ~ January 3, 2023

A duly posted meeting of the Shelburne Planning Board was held remotely via Zoom, on Tuesday, January 3, at 6:30 p.m.

Present: John Wheeler

Will Flanders

 Tricia Yacovone-Biagi

 Rick LaPierre

Administrative Assistant: Faye Whitney

Absent: Seth Wilschutz

Guests: Daniel Salls

The meeting was called to order at 6:33 p.m. by Chair John Wheeler, who noted the meeting was being recorded.

**Minutes**

A motion was made by Tricia, seconded by Rick, to approve the minutes of December 6. Roll call vote: Will – aye; Rick – aye; Tricia – aye; John – abstain. Motion passed 3-0-1.

A motion was made by Rick, seconded by Tricia, to approve the minutes of December 20. Roll call vote: Will – aye; Rick – aye; Tricia – aye; John – abstain. Motion passed 3-0-1.

**Mail –** None

**ANR Plans/Subdivision**

An ANR had been received for the Herron property on Barnard Road. The Herrons plan to create two new lots. The proposed lots have plenty of frontage and enough acres. It was noted that the driveway of a neighbor crosses a small portion of one of the new lots. This would not be a shared driveway. Perhaps an easement could be grated. A motion was made by Will, seconded by Rick, to approve the ANR for Joanne Herron and family as presented. Roll call vote: Will – aye; Rick – aye; Tricia – aye; John – abstain. Motion passed 3-0-1. Board members will sign the ANR later this week.

**Zoning Relief/Special Permit Applications**

The Board had commented on a request for a variance to place a pavilion on the former Singley lot on Bridge Street. Following two nights of hearings, both a variance, for the structure, and a Special Permit for the use, had been granted by the ZBA. The location of the pavilion had been moved to get it out of the setbacks.

**Appointments –** None

**OLD BUSINESS**

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

**Resilience/MVP Update** – The Selectboard will discuss and hopefully sign a letter of support for the MVP program at their meeting on January 4. Tricia and John will attend to answer any questions. Tricia has reached out to the person leading the Charlemont MVP program to try and determine what the leader actually has to do. It is known that FRCOG did much of the work on Buckland’s MVP project. Tricia said the MVP plan would be more than a hazard mitigation plan. Other elements should be included to make a community resilient.

**Sign Bylaws** – According to the current bylaws it could be possible for someone to put up a 64 square foot sign in the Village Residential area. It should be determined what exactly is allowed in that area.

Rick noted that there is a violation of the sign bylaw on Route 2 where a business has a flashing sign. Such signs are not allowed under the current bylaws. John will contact the Building Inspector.

**Affordable Housing –** Andrew Baker has been in contact with Megan McDonough of Habitat for Humanity. Will wondered if a narrow bylaw could be created just for affordable housing on tax title property. Town Counsel will be consulted.

**Village Commercial Setback Requirements** – After discussion it seems that this is not an issue at this time.

**NEW BUSINESS**

**Short-Term Rentals** – Will received a list of 10 Air B&Bs, which have licenses, from the Town Hall. However, it is suspected that others are operating Air B&Bs without licenses. If there was a bylaw pertaining to short-term rentals it could head off future problems but it is unclear whether there are enough such properties to cause a problem. The Board will study Williamsburg’s short-term rental bylaw.

**FY’24 Budget** – Faye will try to get a copy of the expenses for the first six months of FY’23 for further discussion at the next meeting.

**Committee and Regional Project Updates –** There will be a Mass DOT Northern Tier public workshop on January 11. The next FRCOG Regional Planning meeting will be on January 26.

**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 January 17, 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:**

None