

**TOWN OF SHELBURNE**  
**Planning Board**  
**Minutes of Meeting April 13, 2016**

A duly posted meeting of the Shelburne Planning Board was held on Wednesday, April 13, 2016 at 7 pm in the Shelburne Town Hall Meeting Room, 51 Bridge St., Shelburne Falls, MA.

Present: John Wheeler, Chair

Will Flanders,

Josiah Simpson

Administrative Assistant: Liz Kidder

Absent: George Dole, Cam Stevenson, Liz Kidder

Audience: none

The meeting was called to order at 7: 04 pm.

**Approval of the minutes of March 16, 2016 Postponed to next meeting.**

**ANR Plans** - none presented

**Special Permit Applications**– none presented

**NEW BUSINESS** -

**March 16th Public Hearing review –**

Two people showed up to the hearing. Board debriefed after the hearing. See last March 16 minutes.

Warrant Article-

John showed the board the Proposed Zoning bylaw revisions for Shelburne ATM that summarizes new sections and amendments.

**Open Space Development Information Flyer for ATM –**

The OSD article by Diane Broncaccio was discussed by the Board. Will noted that parking requirements were not clarified for congregate housing. Will pointed to Diane’s article (sixth paragraph down).

John shared his OSD info flyer.

Will suggested on page 5 19.4.1.2 put in 86,000 s.f. so people have a sense of what the unit count calculation. Use “Dwelling Unit Count Calculation”.

Board ok’d the layout and information.

Up to 200 copies from Staples is available on the Town’s account.

Further press releases for the OSD discussed. John to contact Ginny Ray at the Independent by Friday 4/15 to explain OSD and provide Information packet.

John to have packets ready for the public forum 6:00 Wednesday April 27 at the BSE

**OLD BUSINESS** - none

**COMMITTEE UPDATES**

**FRCOG** – Folks are waiting to see what the attorney general will say. MH says FERC doesn’t have the authority to overturn the state’s Zoning Bylaws.

**Open Space** – voted to support the OSD. Some members suggested that they would have liked to see even stricter regulations to protect open space.

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

**Community Energies Pilot Program** - no news

**Other Town Boards** - none.

**OTHER BUSINESS NOT REASONABLY FORESEEN 48 HOURS PRIOR TO THE MEETING -.**

Board discussed what it should focus on for next year. Aside from updates and housekeeping Ideas brought up were: short term rentals, review the Town Master Plan from 1999 to consider updating,

Housing research in Shelburne: how much is rent in Shelburne and the village? Ratio of home owners to renters?

**READ MAIL** – the Board read mail as listed below.

**PUBLIC COMMENTS** – none presented

**SCHEDULE NEXT MEETING** – Wednesday, May 18 at 7 pm. This is a change from May 11

John will take the posting to the Town Clerk before May 11 (original meeting date).

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

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

Meeting was adjourned at 7: 47 pm.

Respectfully submitted by,

Josiah Simpson  
Secretary pro tem

**List of Documents:**

**Shelburne Planning Board Proposing New Open Space Development Bylaw**

**Notice to abutters, town of Buckland public hearing April 12 site plan review for small scale ground mounted solar**

**Town of Deerfield, ZBA, Public Hearing April 5, special permit for bed and breakfast**

**Town of Shelburne, Legal notice, ZBA April 7, special permit for Smokey Bros**

**Town of Buckland, Notice to Abutters, ZBA public hearing April 6, special permit application for withered Nigerian Dwarf Goats**

**Shelburne ZBA public hearing April 7, regarding Singly Building**

**Greenfield ZBA public hearing April 14, regarding one story addition to one story home**

**Planning board Conway, April 21 public hearing about adding parcels to the solar overlay district**

**Greenfield ZBA, issued special permits April 8 to allow 20 panel PV system, and another for a Change from a non-conforming use to a deck**