

TOWN OF SHELBURNE
Planning Board
Minutes of Meeting August 10, 2016

A duly posted meeting of the Shelburne Planning Board was held on Wednesday, August 10, 2016 at 7:00 pm in the Town Hall Meeting Room, 51 Bridge St., Shelburne Falls, MA.

Present: John Wheeler, Chair Planning Board

Will Flanders

Cam Stevenson

Administrative Assistant: Liz Kidder

Absent: Josiah Simpson

Audience:

Press:

The meeting was called to order at 7:00 pm. John noted that Josiah had notified the Board that he had a work conflict and would not be able to attend this evening.

A motion to approve the minutes of July 20, 2016 was made by Will and seconded by Cam.

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

ANR Plans – none presented.

Special Permit /Variance Applications – none presented

NEW BUSINESS

The board reviewed a draft press release designed to encourage public input and participation relative to the Sept. 14th walking survey of the VR district. Liz was asked to submit the press release to local papers and to the Shelburne Falls Village Network.

Will noted that Asheville, NC, is dealing with proposals for tiny home developments and a desire to build them on single lots. He has contacted them and asked for information on how their town is dealing with such proposals.

OLD BUSINESS

Parking in the VC and VR, Housing and Transient Accommodations: the Board discussed general concepts relative to lot size, setbacks, parking, and other issues relative to housing needs for the Town. Cam noted that if the Board develops revisions to the bylaw that would encourage more dwelling units in the Village that it needs to check with the water and sewage district and determine if it has the capacity to handle more dwelling units.

Liz distributed a map the Assessor's clerk had forwarded that shows the rough outlines of properties within the VR. The Board decided that during the walking tour they would focus on properties bounded by Water Street, Church St., Maple St., and Bridge St. Cam distributed copies of excerpts from other towns parking regulations for the Board to review. He noted that he didn't find any solutions to the issues facing Shelburne regarding number of parking spaces per dwelling or commercial property. The Board reviewed and edited the latest version of the draft zoning bylaw definitions relative to housing to be considered at the next town meeting. Liz was asked to talk with Terry about scheduling needs if there is a special town meeting this year.

The Board reviewed the bylaw revisions they would like to take to a special town meeting or to annual town meeting.

Special Town Meeting:

- Zoning bylaw definitions relative to housing – these could be finished by the end of September.

Approved: _____ Date: _____ 1

- Telecommunications bylaw revisions – originally proposed by John Taylor who is no longer on the ZBA. John will talk with Chris Macek who has taken on that area of the regulations.
- Sign bylaw: Will will check with Town Counsel on her recommendations for changes.
- Subdivision Regulations and the Open Space Bylaw: Town Counsel noted that developers have to have options relative to covenants.

Annual Town Meeting:

- use table
- dimensions table
- parking

Joint Meeting with the ZBA: Liz reported she had sent an email to Joe Palmeri inviting the ZBA to a Planning Board meeting and neither John nor Liz has heard from him.

COMMITTEE AND REGIONAL PROJECT UPDATES

- **FRCOG** – Cam reported they didn’t have any summer meetings and that he would continue as the Planning Board’s representative.
- **Open** – John heard that the open space committee was discussing the proposed intersection changes on Route 2 at Shelburne/Colrain Road; he has heard there are wetlands issues with the proposal that the Conservation Commission is addressing.
- **Other Town Boards** – nothing presented

READ MAIL – the Board read mail as listed below.

OTHER BUSINESS NOT REASONABLY FORESEEN 48 HOURS PRIOR TO THE MEETING – none presented.

PUBLIC COMMENTS – none presented

SCHEDULE NEXT MEETING – regular meeting at Wednesday, September 14th, 2016 at 7:00 pm and the walkabout at 3pm.

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

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

Meeting was adjourned at 9:05 pm.

Respectfully submitted by,

Liz Kidder
Administrative Assistant

LIST OF DOCUMENTS:

- Legal notices from neighboring communities: Buckland – 2, Greenfield – 4, Shelburne – 1
- Public Notice of Finding of no Significant Impact and Notice of Intent to Request the Release of Funds
- Article – “A Massachusetts state legislator has a big idea to ease the urban rent crisis”
- Email and Maps prepared by Jennifer Morse, Shelburne Assessor’s Clerk
- Draft Zoning Bylaw Definitions for Review for Shelburne
- Collection of parking regulation from other communities
- Draft press release on September 14th “windshield survey”