

TOWN OF SHELBURNE
Planning Board
Minutes of Meeting February 28, 2018

A duly posted meeting of the Shelburne Planning Board was held on Wednesday, February 28, 2018 at 7:00 pm in the Town Hall Meeting Room, 51 Bridge St., Shelburne Falls, MA.

Present: John Wheeler, Chair

Will Flanders

Cam Stevenson

Josiah Simpson

Tom Johnson

Administrative Assistant: Liz Kidder

Audience:

Absent:

The meeting was called to order at 7: 02 pm.

A motion to approve the minutes of the February 14, 2018 meeting with typos corrected was made by Cam and seconded by Tom.

Vote: 4 in favor, 0 opposed, 1 abstention by John as chair of the meeting.

ANR Plans – none

Special Permit/Variance Applications – Josiah recused himself from the following discussion. John will attend the hearing regarding the appeal of the building permit for the Frank Williams Rd. solar array. The Board discussed that its intent in Section 2.38 Solar Panel System for Premises Use: "... provided the system is designed principally to supply the electrical needs of the home or business on the lot" had been "and/or" allowing the energy generated from the system to be used for any buildings on the property and that John could explain that at the hearing. Josiah rejoined the meeting.

OLD BUSINESS:

Zoning Bylaw revisions for ATM 2018/Feb. 14th public hearing – the Board reviewed the public hearing document for the March 14th public hearing. A newspaper article in the Recorder stated that the State CCC may roll out the Adult Use Marijuana regulations over several months. The Board noted that such a rollout of the regulations would not affect the proposed draft bylaws to be discussed during the public hearing. The Board discussed whether they should ask the Town to place a reverse 911 call to all residents notifying them of the Public Hearing as was suggested at the Feb. 14th public hearing. The consensus of the Board was for John to call Joe Judd to find out if it would be appropriate to use that call system for this type of public hearing.

John said he had attended the Open Space Committee meeting and had been questioned as to why the proposed bylaws increased the potential size of a large-scale commercial solar system up to 20 acres. Following a review of the proposed revisions to Section 16.2. Definitions, Will suggested adding "or cordless phone systems" as an addendum to the public hearing draft and to discuss this at the public hearing.

Shelburne Housing Study/Sustainability and Resilience Grant - Will noted that after the proposed zoning bylaws are submitted to the Selectboard on April 1st, the Board will have time to start working with Alyssa Larose of the FRCOG on the next steps in the housing plan and the Sustainability and Resiliency Grant. Liz was asked to email Alyssa and let her

Approved: _____ Date: _____ 1

know the Board will be ready to start working on this project in April. Will said he had recently reviewed a very interesting webinar on resilience and sustainability from the Post Carbon Institute. He is going to email a link to the webinar to the other members of the Board and it will be added to the agenda for a future meeting to discuss how the concepts in the webinar could be incorporated into the Town's Master Plan. The webinar is one hour long.

The Board reviewed a Recorder article about the Green River Commons project in Greenfield and noted they would like to attend an open house once the project is built since it could be a model for Shelburne to consider.

NEW BUSINESS –

- The Board reviewed a letter of support for the Town's CDBG application and John will sign it on behalf of the Board and email it to the Town's consultant.
- The Board reviewed and approved their 2017 Annual Report.
- The Board reviewed the announcement of the Citizen Planner Training Collaborative annual conference.

COMMITTEE AND REGIONAL PROJECT UPDATES

FRCOG – nothing presented.

Open Space: John attended the meeting and said that there was a discussion about the growing opposition to the Woodlands Partnership proposal. John will forward any information he receives for and against the proposal.

Other Town Boards: nothing presented.

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

READ MAIL: the Board read mail as listed below.

PUBLIC COMMENTS: none presented.

SCHEDULE NEXT MEETING: March 14 at 6:45pm with the Public Hearing starting at 7pm. Tom will be out of town.

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

Vote: 4 in favor, 0 opposed, 1 abstention by John as Chair of the meeting.

Meeting was adjourned at 8:35 pm.

Respectfully submitted by,

Liz Kidder
Administrative Assistant

LIST OF DOCUMENTS:

**Notices from neighboring towns: Greenfield – 3
Shelburne ZBA Public Hearing Notice for March 1
Feb. 15 email from Town of Charlemont
Recorder Article on Adult Use Marijuana
Feb. 27 email from Joe Palmeri
Feb. 26 email from Linda Overing**

**Recorder article on Green River Commons homes
Vacant and Abandoned Buildings workshop notice
March 14th Public Hearing Draft
Definitions of Composting
Planning Board Annual Report Draft
CPTC Annual Conference information**