

TOWN OF SHELBURNE
Planning Board
Minutes of Meeting June 10, 2015

A duly posted meeting of the Shelburne Planning Board was held on Wednesday, June 10, 2015 at 7 pm in the Shelburne Town Hall, 51 Bridge St., Shelburne Falls, MA.

Present: John Wheeler, Chair

Will Flanders

Josiah Simpson

George Dole

Administrative Assistant: Liz Kidder

Absent: Cam Stevenson

Audience:

Press:

The meeting was called to order at 7:06 pm. John noted that Cam had emailed that he would be unable to attend this evening.

A motion to approve the minutes of May 13, 2015 was made by Will and seconded by Josiah.

Vote: 2 in favor, 0 opposed, 1 abstention by John Wheeler as Chair of the meeting and an abstention by George Dole since he was not in attendance at the last meeting.

ANR PLANS – none presented.

NEW BUSINESS

FRCOG Local Technical Assistance Request on Natural Resource/or Cluster Zoning – the Board reviewed an email from Peggy Sloan about her offer to help the Town with developing cluster/natural resources zoning. The Board discussed which projects they felt would be important to work on this year. Will pointed out that we need to continue working through the Subdivision regulations.

Will asked if the Board knew why Peggy was offering to assist the Board with updating a cluster bylaw when the Board had also asked for assistance with two mapping projects – cell tower and commercial solar overlay districts. The Board looked at her email which did not mention the mapping projects. It was decided to discuss the Board's need for mapping assistance with Peggy and to seek her advice on how to get those tasks accomplished. The Board decided to ask Peggy if there was any possibility of the technical assistance offer including the hiring of Jeff Lacey to give a presentation on Natural Resource Zoning to a meeting of several boards in town – such as Selectboard, Board of Health, Open Space, ZBA, and Planning. It was discussed that it could be valuable to let Town residents know about the meeting as well in case they wanted to attend and ask questions. Liz noted that the recent Open Space Planning process included extensive citizen participation in its development and that the action plan element included a request that the Planning Board work on updating the Shelburne Cluster Zoning Bylaw which Shelburne's Town Counsel has said is inadequate.

Liz noted that Shelburne may be participating in a Landscape Partnership Grant effort with the Franklin Land Trust. When Leyden participated in that program, they received a grant of \$8000 to hire Jeff Lacey to help them develop a natural resource zoning bylaw. Liz was asked to investigate the mechanics of how that grant application worked and how it related to the partnership land protection effort in Leyden.

Greenfield Biomass Zoning Bylaw – Board members said that they had started reviewing the Greenfield Biomass bylaw. John explained to George that the Board was reviewing it as an example of what other towns are doing and to see if it is something that Shelburne needed. Josiah said he had reviewed some of it and he wasn't sure if there was a need in town to have a biomass regulation. It was discussed that most of the town's industrial land has been developed and this type of facility would need a suitable parcel of land that is limited in Town. The question came up of whether the village would want to develop such a plant to provide an energy source to the village center. George noted that the meditation center has developed quite a village on their property and also suggested the local rural schools may want to develop an option to their current use of oil. The consensus of the

board was that it is not a high priority for the board at this time – but it is something for the Board to keep in the file for future consideration.

Annual Reorganization – During this year’s annual election, Will Flanders was elected to a five year seat on the Board and by write-in votes, George Dole has agreed to fill the one-year vacancy to finish Beth Simmonds term. John asked who wants to be chair this year. Will asked John if he would be willing to do it another year. John said he would be willing to do it another year. The Board felt that Cam would make a good vice chair and Josiah volunteered to be secretary.

Will made a motion to elect John Wheeler as Chair, Cam Stevenson as Vice Chair and Josiah Simpson as Secretary. Josiah Seconded.

Vote: 3 in favor, 0 opposed, 1 abstention by John as chair of the meeting.

Liz distributed a list of possible meeting dates for the next fiscal year. She pointed out that in the past the Board has held two meetings a month as necessary to prepare their submittals for Town Meeting in the spring. The Board usually meets the 2nd and/or 4th Wednesdays of the month. She noted that in the past, the Board has moved to the 1st and 3rd Wednesday’s in December due to the holidays.

Will moved to adopt the meeting schedule presented scheduling the next meeting for July 8th, and in December meeting on the 2nd and 16th. Seconded by Josiah.

Vote: 3 in favor, 0 opposed, 1 abstention by John as Chair of the meeting.

OLD BUSINESS

Kinder Morgan Gas Pipeline Committee – the Annual Town Meeting voted to establish a Shelburne Pipeline Committee based upon a warrant article submitted by a citizen. The Selectboard is starting to seek appointments to this committee from local boards. John asked if anyone was interested in serving on this. Since he has already attended FRCOG meetings about the pipeline John said he would serve if such a meeting is formed. The Board thanked John for agreeing to participate on behalf of the Board and to assess the appropriate role for the Planning Board. Liz was asked to inform the Selectboard that John will attend.

Subdivision Regulations –George Dole was given a copy of the working draft of the Shelburne subdivision regulation and given the background of how it was developed. Will suggested that the Board focus on the next 10-15 pages of the draft subdivision control regulations at each of the next meetings until the Board has completed their review draft. Then the Board can hold a public hearing and hopefully vote on the regulations in a few months. Each Board member should come prepared with their questions or comments to discuss at the next meeting. The Board decided to hold an August meeting to keep working on these regulations.

Solar Overlay District – At the last meeting, Cam had offered to reach out to Bill Gran to see if he would attend a meeting to discuss how Heath set the criteria for their overlay district. Will suggested talking to Peggy about both this and the cell tower overlay district and get her advice on how to get it done for the Town. Josiah noted that if we could put together the data sets needed for each overlay district, that it might be possible to get the GIS mapping done by the FRCOG.

Report to Attorney General’s office on actions taken at Annual Town Meeting – Liz reported that she has been working with Joe Judd on submitting all the required forms and that she has updated the Zoning Bylaw but was unable to print copies for the Board due to printer problems at Town Hall. She said that she would email copies of the now 50 page bylaw to all Board members and have paper copies at the next meeting.

COMMITTEE UPDATES -

FRCOG Planning Board – neither Cam nor John were able to make the FRCOG Planning Board meeting this past month.

OPEN SPACE - John said he has been attending the open space meetings and unless someone else wants to represent the Planning Board he would continue. John reported that there had been a meeting where representatives of the FLT talked about how they had protected their properties. The committee had also talked about a landscape partnership program effort that is underway in

South Shelburne. In addition, the Open Space committee talked about keeping the existing public trails clear and is considering the expansion of the trail system in Shelburne.

OTHER TOWN BOARD UPDATES – none presented.

Other Business not reasonably foreseen 48 hours prior to the meeting – none presented.

READ MAIL

The Board reviewed the mail as listed below. Will suggested that the Board just review the purpose of each piece of mail rather than read each piece of mail in its entirety. The rest of the Board concurred.

PUBLIC COMMENTS – none presented.

SCHEDULE NEXT MEETING – July 8th

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

Vote 3 in favor, 0 opposed, 1 abstention by John as chair of the meeting.

The meeting was adjourned at 8:23pm.

Respectfully submitted by,

Liz Kidder
Administrative Assistant

List of Documents/Mail:

Planning Board Memo to Selectboard 11/24/14 regarding FRCOG Local Technical Assistance Grants
Greenfield Biomass and Wood Burning Facilities Bylaw
Email from Peggy Sloan, 6/1/2015 regarding FRCOG LTA Grant for Open Space Development zoning
FRCOG Correspondence relative to Kinder Morgan Pipeline: 5/13, 5/26,5/22, 5/28, 6/1, 6/2, Compressor Station Locations, 5.14
interagency pre-filing conference call.