

TOWN OF SHELBURNE
Planning Board
Minutes of Meeting June 22, 2016

A duly posted meeting of the Shelburne Planning Board was held on Wednesday, June 8, 2018 at 7:00 pm in the Town Hall Meeting Room, 51 Bridge St., Shelburne Falls, MA.

Present: John Wheeler, Chair Planning Board

Will Flanders

Josiah Simpson

Cam Stevenson

Administrative Assistant: Liz Kidder

Absent:

Audience: Carmela Lanza-Weil, John Taylor, Josh Simpson, Jamie Simpson, Tom Miner, Whit Sanford , Noah Grunberg, Joe Judd, Susan Stark, Joe Palmeri

Press:

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

A motion to approve the minutes of June 8, 2016 as corrected (apostrophe by Molly Cantor) was made by Josiah and seconded by Cam. Vote: 3 in favor, 0 opposed, 1 abstention by John as Chair of the meeting.

Parking in the Village— John Wheeler said that the ZBA had requested an opportunity to meet with the Planning Board and Board of Selectmen and other interested parties to discuss concerns with the parking section of the Zoning Bylaw. Cam noted that he is especially interested in seeing the reuse of existing and underutilized buildings in the village. John W. noted that for example, the current zoning bylaw requires that new apartments have 2 parking spaces which can be difficult in the VC zoning district.

John Taylor of the ZBA noted that apartments have one criteria and that retail space also requires a certain number of spaces per square feet; while the ZBA has been given a lot of latitude to grant waivers the ZBA is looking for guidance. He suggested the Planning Board might look at whether the numbers of required parking spaces in the current bylaw are reasonable. There is a question as to whether the parking bylaw is more appropriate for the commercial district along Route 2 rather than the Village Commercial district. Carmela asked if the parking had to be near the building under review and John said they had to be onsite. John also remembered that in the early days of B&B's there was a concern about where their customers would park.

Joe Judd thinks the key issue is whether we have an actual parking problem in the Village commercial district since past studies have said that there is sufficient parking. He has heard there have been some problems for the year-round tenants in the village especially in the winter season during snow emergencies. However the Town does have designated "safe haven" parking for that situation- the lot below the "Mole Hollow" building, the Cross St. lot, and the Arms Academy lot.

Joe Palmeri noted that the ZBA has had to review projects where older homes in the Village Residential district are being divided into multi-family units and need to provide parking for additional rental units. Whit Sanford said that parking is a particularly important piece of economic development; if you don't have enough parking your village can't grow. She suggested the Board needs to think about the future as well as the current concerns. It is also critical to consider the character and sense of community in the village which people want to maintain – the quality of life in the village for local residents. Once a problem is identified then the Town needs to find the funds to make the necessary changes.

Issues raised during the discussion included the following points:

1. Businesses let their employees park all day in front of their businesses instead of using the existing outer lots.

Approved: _____ Date: _____ 1

2. The Town should enforce the current parking restrictions such as 2 hour parking on Bridge St.
3. Should parking meters or a parking permit system be implemented?
4. Tenant parking spilling onto the street.
5. The trend of people moving back into village's hoping to walk more and use their cars less.
6. A need for more apartments in the Village.
7. The impression that there is a parking problem when others think there always seem to be parking spaces available at different times of day or night.
8. Should the GSFABA develop an economic development plan and a village infrastructure plan.
9. Current parking regulations are town wide and not specific to the village center; current parking bylaws appear to have been designed for commercial development along Route 2.
10. Should a parking garage be built behind Keystone or in another location.
11. Parking should be integrated into the two towns to accommodate tourism and local parking
12. Buckland and Shelburne should pursue funding to make changes related to parking infrastructure
13. There should be parking for locals who just want to run in and buy the gallon of milk or a newspaper.
14. Alternate side of the street parking could be considered for snow clearing.
15. Some towns have a parking permit system and if you are having visitors you can print out online temporary parking permits.
16. Should the towns implement a shuttle/trolley system.
17. Should redevelopers of local buildings be allowed to "buy" parking spaces for their tenants off site of the property.
18. Develop separate parking requirements in the zoning bylaws for the VC district.
19. The residential parking load as opposed to the retail and tourism load should be reviewed.
20. Is the Town ready to handle a McCusker office center type development as happened in Buckland.
21. All the Boards and organizations affected by the parking issues should communicate and work together – Planning, ZBA, Selectboard, GSFABA, Village Partnership, etc.
22. The need for increased/clear signage should help and be implemented; need to identify who is responsible for implementation.
23. Parking for motorcycles should be considered.
24. Should new projects be allowed to operate that remove existing parking spaces – such as in front of the old VFW building.
25. Identify spot for tourist bus parking and loading.
26. Should Bridge Street become a pedestrian mall.
27. Can walkways be developed between outer parking areas and Bridge St.
28. Other aspects of the Town Zoning Bylaws (such as the setbacks in the VC and VR district, parking space requirements for businesses as opposed to residential) should be reviewed to see if they are realistic.
29. In the VR district any current property can convert from a one-two family by right with no discussion of adequacy of parking on their property; the conversion to a multi-family property requires a special permit and the ZBA has the opportunity to negotiate parking needs for that property.

Joe Judd said he is going to talk to the Selectboard and have the police start enforcement of the 2 hour parking limit along Bridge St. and start discussion with his Board on how to improve the municipal/parking signage. Will Flanders suggested that in the meantime for current projects, the ZBA be liberal in their interpretation of the parking section of the bylaw. If someone is redeveloping a building that never had parking before they should be given strong consideration for waivers from the requirements. John Taylor noted that they try to move the owners in the right direction in support of the character of the village but they are never going to achieve the zoning bylaw the way it is written. Joe Palmeri said they are looking for input on what the community wants them to do as they review future projects.

Noah Grunberg said that the Shelburne Falls Village Network is going to try to conduct a simple parking survey over the next few months in the VC district. John Taylor suggested asking the assessors to look at the value of taxes from the VC district properties; it may be a significant percentage of the Town's tax base and therefore the town should make the effort to address these parking issues.

Josiah said he saw three major issues:

- The new development or redevelopment of properties and related parking
- The issue of more renters in the VC and therefore the difference between retail/business and resident parking and their different needs
- The overflow parking is perceived as too far away or unmarked

Simple solutions would include– better signage, identifying the parking lots on google and any other appropriate online sites.

The Planning Board decided to review Section 11 and come before next year’s ATM with appropriate revisions.

ANR Plans – none presented.

Special Permit /Variance Applications – John showed the Board a special permit application from Joyce Landau at 240 Colrain Shelburne Road .

A motion to let the ZBA know that the Board has reviewed the plan and did not identify any issues of concern was made by Will and seconded by Cam.

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

Planning Board Master Plan Updates and Zoning Revisions— John noted that the Housing Chapter of the Town’s Master Plan stated that 64% were in favor of site plan review in a survey which is not what the Board has been told by other people in town. The Board discussed how education might be a factor in the future adoption of Site Plan review in Shelburne.

COMMITTEE AND REGIONAL PROJECT UPDATES

- **FRCOG** – Cam noted that there is a meeting tomorrow night but he can’t make it – there will be a discussion about the proposed zoning law update being considered by the legislature.
- **Open Space** – nothing presented.
- **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 – Wednesday, July 20, 2016 at 7:00 pm

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

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

Meeting was adjourned at 9: 29 pm.

Respectfully submitted by,

Liz Kidder
Administrative Assistant

LIST OF DOCUMENTS:

Legal notices from neighboring communities: Buckland – 1, Deerfield – 1
Legal Notice of Shelburne ZBA Public Hearing for a variance at 47 Bailey Rd.
Village of Shelburne Falls Parking Study April 1999
Shelburne Falls Townscape Plan March 20, 1989
Dec. 30, 2009 Memo Subject: Winter Parking Ban