

**TOWN OF SHELBURNE**  
**Planning Board**  
**Minutes of Meeting March 2, 2016**

A duly posted meeting of the Shelburne Planning Board was held on Wednesday, March 2, 2016 at 7:00 pm in the Meeting Room of the Greenfield Cooperative Bank, 33 Bridge St., Shelburne Falls, MA.

Present: John Wheeler, Chair  
Will Flanders,  
Josiah Simpson  
George Dole

Administrative Assistant: Liz Kidder

Absent: Cam Stevenson had notified the Board he would be unable to attend.

Audience:

Press:

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

**A motion to approve the minutes as corrected of February 24, 2016 was made by Will and seconded by Josiah.**

Vote: 2 in favor, 0 opposed, 1 abstention by John as Chair of the meeting and 1 abstention by George who was not in attendance.

**ANR Plans** - none presented

**Special Permit** – none presented

**PUBLIC HEARING REVIEW**

The Board reviewed a revised draft Open Space Development Bylaw prepared by Will. This draft took into consideration comments made at the February 24<sup>th</sup> public hearing. John thought Will's latest draft was responsive to the comments made at the public hearing and helped to explain and clarify some of the elements of the bylaw. Will noted that he felt Larry Flaccus' comments were especially helpful.

Edits to the draft included:

- Page 1 – add “s” to watershed
- Page 3--19.2.2 add the word “to” after pursuant
- 19.3.3 “each such congregate housing unit shall be considered one dwelling unit for purposes of this OSD Bylaw.” The Board discussed the relationship of this section to the definition of dwelling units in Section 2.9 and that this might be a question for Town Counsel.
- 19.3.6 add “Congregate housing will have sufficient parking for staff and visitors.”
- Various formatting and minor edits were identified.
- 19.4.2.3 Bonus Density Incentives table – “Action” was changed to “Design Feature”, the last two boxes in the table were combined to reference dwelling units that would count towards the Shelburne subsidized housing inventory as determined by Mass. Dept. of Housing and Community Development.
- 19.4.2.5, .6, and .7 were deleted and that section was renumbered.

The Board discussed the best way to explain the bylaw to Shelburne residents prior to the Town Meeting—either holding another public information meeting or preparing a handout to be available to everyone during Town Meeting. It was noted that neither the Recorder nor the Independent had published the Board's press releases about the OSD public hearing. Liz noted that she thought the Selectboard were planning to hold an information meeting to discuss the whole Town Meeting Warrant at which time the

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

Planning Board could explain the proposed OSD bylaw. The Board reviewed what would be most helpful to include in a handout to explain the concepts of the OSD proposal. It was decided to get copies made at Staples. Liz will ask Terry how many copies to make. The Board will review a draft handout at their April meeting.

**A motion to approve the Open Space Development Bylaw as revised by Will with tonight's comments was made by Will seconded by Josiah.**

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

Liz said she would prepare the final version and submit it to Terry for the Town Warrant.

## **OLD BUSINESS**

### **March 16<sup>th</sup> Public Hearing:**

**Shelburne Subdivision Regulations** - Will asked Liz if there was an early draft of the Subdivision Regulation revisions that showed the new version in relation to the current regulations last edited in 1988. At the hearing, there was a question as to how the new regulations compared to the current regulations. Liz said there wasn't such a draft that she knew of. Liz will forward a copy of the 1988 regulations to everyone on the board and try to get Charlie to put it on the website so people can see what the difference is.

**Zoning Revisions** – the Board looked at the remaining draft bylaw language that will be addressed at the hearing.

**Model Noise, Earth Removal, and Related Disturbances for Large Scale Industrial and Commercial Facilities Town Bylaw** – Liz distributed a copy of the latest version of the Town Bylaw that will be discussed at the public hearing. John noted that although this bylaw had not been developed, only reviewed, by the Board, he will be overseeing the whole public hearing.

**Model Local Road Preservation Town Bylaw** – Liz distributed a new proposed paragraph that had been received from Peggy Sloan relating to potential impacts on current farmers and forestry operations in Town if this bylaw is adopted. Will suggested that the Board recommend that the Selectboard add the latest revision regarding agricultural and forestry exemptions into the Shelburne Bylaw.

**A motion for the Planning Board to recommend to the Selectboard that the new exemption paragraph prepared by Peggy Sloan be incorporated into Shelburne's Local Road Preservation Bylaw was made by Will and seconded by Josiah.**

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

**Tennessee Gas Pipeline Update** – the Board reviewed a notice about the next meeting of the regional pipeline committee.

## **COMMITTEE UPDATES**

**FRCOG** – no information available.

**Open Space** – John reported there were no meetings since the last meeting.

**Community Energies Pilot Program** – John reported there was nothing new since the last meeting.

**Other Town Boards** – none presented.

**OTHER BUSINESS NOT REASONABLY FORESEEN 48 HOURS PRIOR TO THE MEETING** -. None presented

**READ MAIL** – the Board read mail as listed below under list of documents.

**PUBLIC COMMENTS** – none presented

**SCHEDULE NEXT MEETING** – Wednesday, March 16, 2016 at 6:45 pm meeting and public hearing will start at 7:00 pm.

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

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

Meeting was adjourned at 8:47 pm

Respectfully submitted by,

Liz Kidder

Administrative Assistant

**List of Documents:**

**Mail:**

March 2 email from Peggy Sloan regarding updated Model Local Road Preservation Bylaw

Notice of MEDCs Spring Conference

March 1 email from Peggy Sloan regarding Regional Pipeline Advisory Committee Meeting Reminder

Notice of Sustainability on Campus and Main St Conference

Public Hearing Draft—Zoning Bylaw Revisions for Annual Town meeting 2016

Public Hearing Draft—Shelburne Local Road Preservation Bylaw

Public Hearing Draft—Siting Large Scale Industrial & Commercial Facilities

Revised Draft Section 19.0 Open Space Development of Shelburne Zoning Bylaws