

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

A duly posted meeting of the Shelburne Planning Board was held on Wednesday, March 28th, 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 7:00 pm.

A motion to approve the minutes of the March 14, 2018 was made by Will and seconded by Cam.

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

ANR Plans – none.

Special Permit/Variance Applications – none.

OLD BUSINESS

Annual Town Meeting proposed revisions: Will reviewed changes recommended by Donna McNicol, Town Counsel.

A motion to make the final edits to the proposed bylaw revisions as discussed, submit them to the Selectboard, and request their inclusion in the 2018 Annual Town Meeting Warrant was made by Will seconded by Josiah.

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

Adult Use Marijuana: the Board reviewed an email from Andrea Donlon of the Buckland Planning Board requesting a copy of the Shelburne proposed adult use marijuana bylaw. Cam mentioned he had sent out copies of a draft bylaw prepared by the FRCOG that included a list of review criteria that could be used during either a special permit or site plan review. The consensus of the Board was to review the FRCOG proposed bylaw, meet with the ZBA and consider incorporating the criteria into the Special Permit section of the Shelburne Zoning Bylaw next year. The FRCOG criteria can also be used as a guide for the Board in preparation of their comments to submit to the ZBA as part of a future public hearing process. The consensus of the Board was to not duplicate the state regulations in the Shelburne bylaw but look for any gaps that should be addressed.

Shelburne Housing Study/Master Plan Housing Chapter/Sustainability and Resilience Grant – Alyssa Larose will be at the next meeting on April 11 at 7pm. The Board discussed the long term goal of identifying what institutional structure is needed to actually get affordable housing units built in Town. The Board discussed exploring ways the Town could help local owners bring their apartments up to code making them suitable for Section 8 or other affordable housing opportunities. The Board members said they would read the grant proposal and the housing production plan before the meeting on the 11th with Alyssa.

Rural housing zoning analysis/flaglots and other options: Will said he had talked with Cynthia Boetner and Donna MacNicol about flaglots and had learned that when they were considered in the past, concerns were raised about the impact on wildlife, open space and long driveways leading to the building of houses on hilltops. Cynthia said she would be interested in serving on a committee to

Approved: _____ Date: _____ 1

look at flaglots; identifying the concerns and trying to address them. The Board noted they would continue this discussion at future meetings.

NEW BUSINESS – nothing presented.

COMMITTEE AND REGIONAL PROJECT UPDATES

FRCOG - Cam reported that Peggy is available to help Towns develop their adult use marijuana bylaw.

Open Space: neither John nor Tom had been able to attend.

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.

PUBLIC COMMENTS: none presented.

SCHEDULE NEXT MEETING: April 11 at 7 pm. Alyssa Larose from the FRCOG will be in attendance.

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

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

Meeting was adjourned at 8:25 pm.

Respectfully submitted by,

Liz Kidder

Administrative Assistant

LIST OF DOCUMENTS:

Legal notices from neighboring communities: Greenfield–2, Deerfield – 3

March 26 email from Cam Stevenson

March 23 email from Andrew Baker

March 22 email from Matt Marchese

March 22 email regarding Rebecca Piermarini-Travelling Bohemian

March 20 email from Andrea Donlon, Buckland Planning Board

March 17 email from Tom Johnson

March 17 email from Gisela Walker

Revisions to Shelburne Zoning Bylaw Proposed for ATM 2018

Cannabis Control Commission Municipal Guidance brochure