

TOWN OF SHELBURNE
Planning Board
Minutes of Meeting March 8, 2017

A duly posted meeting of the Shelburne Planning Board was held on Wednesday, March 8, 2017 at 7:00 pm in the Town Hall, 51 Bridge St., Shelburne Falls, MA.

Present: John Wheeler, Chair Planning Board

Will Flanders

Cam Stevenson

Josiah Simpson

Administrative Assistant: Liz Kidder

Absent:

Audience: Tom Johnson

The meeting was called to order at 7: 01 pm.

A motion to approve the minutes of the February 22, 2017 meeting and public hearing was made by Cam and seconded by Will.

Vote: 2 in favor, 0 opposed, 1 abstention by John as chair of the meeting and 1 abstention by Josiah due to his absence from the meeting.

ANR Plans – none presented

Special Permit /Variance Applications: The Board scheduled their review of Mike Skalski’s application for a special permit for his property on Main St. for the beginning of their March 22nd meeting.

The Board reviewed a special permit application from Eric Colbeck who has applied for a variance from a setback requirement in order to renovate a deck and side room expansion on his property on Bardswell Ferry Rd.

Will made a motion acknowledging that the Board has reviewed the Eric Colbeck variance application and is choosing not to submit comments to the ZBA, seconded by Cam.

Vote: vote 3 in favor, 0 abstentions, 1 abstention by John as Chair.

NEW BUSINESS:

The Board welcomed Shelburne resident Tom Johnson who is considering running for the open 4-year position on the Board. The Board reviewed their goals for the next year and answered his questions.

OLD BUSINESS:

Feb. 22 Public Hearing – revisions to Sections 2, 4.2, 4.3, 9, 19.3.3, 11, 22 and LSCIF Zoning Bylaw The Board reviewed the discussions that took place during the public hearing. Josiah recused himself from the discussion on parking in the Village Commercial district due to a conflict of interest. In response to questions raised or comments made at the public hearing the Board:

- reviewed the definition of Bed & Breakfast and decided to not include language referencing state inspections since they are not in the Town’s purview,
- decided not to include language in the tourist home definition requiring the building owner’s permission– the Board felt that was not a land use issue and therefore not appropriate to include it in the zoning bylaw, and
- decided to leave the definition of an historic building as one built before 1950.

The Board reviewed comments from John Taylor about the proposed Parking requirements in which he suggested that more clarification of parking requirements in the RA, C, and I zones should be included; the draft bylaw seemed to be very focused on the Village and not the whole Town. After discussion, Will offered to tweak the preamble, add a new Section 11.2.3 addressing RA, C,

Approved: _____ Date: _____ 1

and I, and referencing 11.5 in general . Will said he would also call Town Counsel and ask about the ability of ZBA to increase the number of parking spaces required for a situation, such as a nightclub/lounge, that could significantly impact parking in the Village.

Telecommunications bylaw updates/ZBA – Will reported that he talked with Jonathan Mirin regarding his concerns about wireless communication facilities and decided that there isn't time to prepare specific changes to our existing bylaw in time for this year's Town Meeting. Jonathan Mirin suggested a moratorium while the Town worked on a bylaw revision. Will noted that even preparing and passing a moratorium would be difficult to accomplish before the Board is required to submit requested warrant articles to the Selectboard. The consensus of the Board was that they need more information on this topic before they can assess how they would want to proceed with addressing Jonathan's concerns.

Recreational Marijuana Moratorium – The Board discussed the need to encourage public input on this matter if the moratorium passes. The process to consider zoning for possible facilities will need the involvement of many other Town Boards and departments such as the Police. Will suggested submitting an article to the local papers, encouraging residents to start thinking about this issue and encouraging them to become involved in the planning process.

Master Plan Update – the Board decided to start working on a plan of action in April for how to approach this process and the need to talk with the Buckland Planning Board.

Budget for FY 2018 - Liz noted that the Town has not heard about an MDI Parking Study grant award. At this point, there is nothing in the proposed Town Budget to include the funds to hire the FRCOG Planning Department to update their parking study. Based upon discussions over the past few months, the Board felt that \$16,000 should be added to the Selectmen's budget for them to follow through on their promise to raise the funds if the grant is not received by the Town. John said he would talk to Joe Judd and Liz will talk with Terry Narkewicz.

COMMITTEE AND REGIONAL PROJECT UPDATES

FRCOG: Cam said he will go to the next FRCOG meeting.

Open Space: John reported that Wendy Sweetser of FLT met with the Open Space Committee. FLT is proposing a walking trail that connects the FLT land on Route 2 to the Village.

Other Town Boards: A flyer regarding a "Planning for Healthy Aging" meeting was reviewed by the Board. Liz will make reservations for Cam, John, Tom and Will to attend the April 3rd meeting and for Will and Josiah to attend the follow-up meeting on the 15th

READ MAIL – the Board read mail as listed below.

OTHER BUSINESS NOT REASONABLY FORESEEN 48 HOURS PRIOR TO THE MEETING – nothing presented.

PUBLIC COMMENTS – none presented.

SCHEDULE NEXT MEETING – next regular meeting will be Wednesday, March 22nd at 6:45 pm with a public hearing starting at 7pm.

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

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

Meeting was adjourned at 9:01 pm.

Respectfully submitted by,

Liz Kidder
Administrative Assistant

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LIST OF DOCUMENTS:

- Legal notices from neighboring towns: Buckland – 1, Greenfield – 3
- Feb. 23, 2017 email from Will Flanders on Possible telecommunication bylaw changes
- Notice of Sustainability by Land & Sea conference
- Notice of 2017 CPTC Annual Conference March 18, 2017
- Eric Colbeck application for a variance
- Mike Skalski application for a Special Permit
- March 6, 2017 email from John Taylor on draft bylaw revisions
- March 22, 2017 Public Hearing Draft Zoning Bylaw Revisions
- Notice of Planning Together for Healthy Aging meeting