

TOWN OF SHELBURNE
Planning Board
Minutes of Meeting May 13, 2015

A duly posted meeting of the Shelburne Planning Board was held on Wednesday, May 13th at 7 pm in the Shelburne Town Hall, 51 Bridge St., Shelburne Falls, MA.

Present: John Wheeler, Chair
Cam Stevenson
Will Flanders
Josiah Simpson
Doug Finn

Administrative Assistant: Liz Kidder

Absent:

Audience: Robert Jaros, Daniel Werner

Press:

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

A motion to approve the minutes of April 8, 2015 was made by Cam and seconded by Will.

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

ANR PLANS –

Dr. Robert Jaros and Daniel Werner, project engineer, presented an ANR plan for property on Patten Hill Road, owned by Patten Hill Farm Trust. The Board reviewed the plan and reviewed the Chapter 41, Section 81L Exemption language – “or the division of a tract of land on which two or more buildings were standing when the subdivision control law went into effect in the city or town in which the land lies into separate lots on each of which one of such buildings remains standing, shall not constitute a subdivision.”

A motion to endorse the ANR plan for the Patten Hill Farm Trust was moved by Will and seconded by Cam.

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

Kevin Parsons, representing Coreen M. Young, Shelburne submitted an ANR for property on Smead Hill Rd., Deed Book 2611, page 80. **A motion to endorse the ANR plan for Coreen M. Young was made by Doug and seconded by Will.**

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

NEW BUSINESS

Report to the Attorney General’s Office on actions taken at ATM – Liz reported that she is going to work with Joe Judd to submit the necessary paperwork regarding the zoning bylaws approved at Town Meeting to the MA Attorney General’s office as required by state law. Their letter hopefully approving the bylaw amendments is usually received in early Sept. The Board said that all the votes regarding the bylaw amendments were unanimous. John noted that he did add the amendment to insert “or Section 18” into article 43.

OLD BUSINESS

Kinder Morgan Pipeline – Liz passed around a file for the Board to review that contained all the emails and meeting notices from the FRCOG relative to the Kinder Morgan Project. John brought up an educational meeting that is being held soon at GCC. John said he is hoping there will be someone at the meeting who can answer the question of whether the Town will really have the power to negotiate a local host agreement.

COMMITTEE UPDATES

Approved: _____ Date: _____ 1

FRCOG Planning Board – Cam reported that the next meeting is scheduled for the 28th and that he has a conflict and won't be able to attend.

OPEN SPACE - A notice of a public information meeting that is being held at Fellowship Hall was distributed--"Thinking About the Future of Your Land: An Introduction to Conservation of Farms, Fields, and Woodlands", to be held Thursday, May 14th 6:30-8:30pm. John noted that there is another meeting on the Shelburne Landscape Partnership effort that is being put on by the Franklin Land Trust next week.

OTHER TOWN BOARD UPDATES – Doug reported that he is going to volunteer for the Town Building Maintenance advisory committee which is an outgrowth of the Long Range Planning Committee effort he participated in.

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

READ MAIL

The Board read the mail as listed below. There was an email from John Payne congratulating the Planning Board for their efforts this year on revisions to the zoning bylaw. John noted that he had heard similar comments at the Town Meeting. One of the public hearing notices from Greenfield was about their Biomass Bylaw. The Board thought they would like to review that bylaw to see if it was something that Shelburne may want to consider. Liz was asked to scan and email the bylaw and to put it on next month's agenda.

PUBLIC COMMENTS – none presented.

SCHEDULE NEXT MEETING – Wednesday, June 10th for reorganization and planning for next year. Will would like to consider pursuing a solar overlay district. The Board discussed criteria that may be used for some mapping to identify possible sites for a commercial solar facility. It was noted that Kevin Parsons had said that his solar clients would not consider a site that had a greater than 10% slope but Josiah noted that the solar array at Berkshire East has a greater than the 10% "standard" slope. Josiah described what is involved in running a GIS analysis, starting with setting the criteria. The Board considered brainstorming a basic list such as -- distance to a right of way. The Board considered publicizing a meeting at which they could discuss what criteria would be considered for an overlay district. Cam said he would call Bill Gran who had met with the board previously and helped develop the Heath Solar Bylaw to see if he would come to another meeting to discuss setting criteria and how Heath developed their solar overlay map.

A Motion to adjourn was made by Doug and seconded by Will.

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

The meeting was adjourned at 8:25pm.

Respectfully submitted by,

Liz Kidder
Administrative Assistant

List of Documents/Mail:

Gas Pipeline Education Workshop notice for May 26, 2015

DCR Hazard Mitigation Grant Program Information

Notices from neighboring communities:

Buckland – 1

Colrain - 1

Deerfield – 1

Greenfield - 11

Approved: _____ Date: _____ 2

Email from John Payne and Selectboard dated May 6, 2015

Kinder Morgan Pipeline Emails from FRCOG regarding the Regional Pipeline Advisory Committee

Peggy Sloan, emails: May 13, 2015, May 8, 2015, May 6, 2015, May 4, 2015, April 30, 2015, April 14, 2015

KM Pre-Filing Monthly Activity Report 4/1/2015 through 4/30/2015

Northeast Energy Direct Project April 2, 2015 Interagency Pre-Filing Conference Call

Northeast Energy Direct Project April 16, 2015 Interagency Pre-Filing Conference Call

Regional Pipeline Advisory Committee Agenda and meeting notes February 4, 2015, March 18, 2015, March 30, 2015, May 13, 2015

FRCOG Proposed Draft Scope of Services, April 9, 2015