

**TOWN OF SHELBURNE**  
**Planning Board**  
**Minutes of Meeting May 18, 2016**

A duly posted meeting of the Shelburne Planning Board was held on Wednesday, May 16, 2016 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:

Press:

The meeting was called to order at **7:00 pm**.

**ANR – Bob Jaros and Dan Werner – Patten Hill Farm Trust.** Dan Werner explained that the Patten Hill Farm Trust was creating a 49 acre parcel of farmland and open field, minus a square that has old farm equipment on it. The 160 acres of woodlands beyond the farmland is being donated or sold to Mass Audubon; it is contiguous to other recently protected lands and the High Ledges. The plan notes that the parcel with the old farm equipment is not a building lot.

**A Motion was made to endorse the ANR for the Patten Hill Farm Trust as presented. Moved by Will and seconded by Josiah.**

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

**Review the minutes** – Will noted that a date needed to be corrected and that Ginny Ray’s name is misspelled.

**A motion to approve the minutes as corrected of April 13, 2016 was made by Will and seconded by Josiah.**

Vote: 3 in favor, 0 opposed, 1 abstention by Cam who was not in attendance.

**Special Permit** – John Wheeler noted that Molly Cantor had dropped off a preliminary plan for a building on the former “Swan Lot”. Today he heard from Molly Cantor that she is preparing revisions and will meet with the Board next month.

**May 3 Town Meeting review** – The Open Space Bylaw was passed unanimously. Will noted that Joe Judd brought up a question of whether apartment complexes would be allowed. The Board discussed that they may be as long as they meet the other height requirements of the zoning bylaw. Will said he was looking to see if a congregate housing unit could/should/would count as one dwelling unit.

The board discussed the need for several tweaks to the whole bylaw, especially the definitions and related sections of the use table. It was decided that John would ask the Selectboard if there is going to be a special town meeting at which the Board could present possible revisions to the bylaw this fall or early winter. Revisions to consider for the next regular or special town meeting include: sign bylaw, other definitions including short term lodging and bed and breakfasts, how many apartments and congregate housing would be allowed if in an OSD, and a ZBA update to the Telecommunications bylaw. Liz mentioned that the Assessor’s are collecting information about rental properties in town and she would ask them for any data they have.

John asked if anyone attended the Shelburne Falls Village Network meeting. No one had been able to attend. Josiah noted that Noah Greenburg and Whit Sanford are driving forces behind the group. Liz distributed an email they had sent May 9<sup>th</sup> which

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

discussed their focus areas. John Wheeler said he would contact Noah to see if there were any ideas/suggestions that the Planning Board would find useful as the Board considers a general update of the master plan.

The Board discussed the need for another member. John said he would talk to Joe Judd about the process to appoint someone.

#### **COMMITTEE AND REGIONAL PROJECT UPDATES**

- **FRCOG** – Cam said there is a meeting coming up in a week and he will try to attend
- **Tennessee Gas Pipeline Company, L.L.C. Northeast Energy Direct Project, FERC Docket No. PF14-22** – for now it seems the project is over.
- **Open Space** – nothing new this month. John reported they are very happy with the work of the Planning Board on the OSD bylaw.
- **Community Energies Pilot Program**--the board reviewed the final report which had just been received. John said he thinks it was a good effort.
- **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**

**PUBLIC COMMENTS** – none presented

**SCHEDULE NEXT MEETING** – Wednesday, June 8, 2016 at 7:00 pm meeting.

**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 8:30 pm

Respectfully submitted by,

Liz Kidder  
Administrative Assistant

#### **LIST OF DOCUMENTS:**

**Legal notices from neighboring communities: Buckland – 2, Greenfield – 3, Charlemont – 1**

**Co-op Power Quarterly Report through April 2016**

**May 17, 2016 email from Tom Miner relative to Molly Cantor’s proposed project on Bridge St.**

**May 16, 2016 email from Josiah Simpson regarding Planning Board minutes of April 13<sup>th</sup> meeting.**

**April 17, 2016 email from Dave Patrick regarding ANR application**

**May 19, 2016 email from Erik Hoffner regarding energy efficiency campaign report**

**May 17, 2016 email from Peggy Sloan on Upcoming Public Health Workshops**

**May 12, 2016 email from Peggy Sloan to Save the Date for the next Regional Pipeline Advisory Committee Meeting**

**Announcement of MEDC’s Spring Conference**

**FRCOG Newsletter via April 21, 2016 email from Cam Stevenson**

**Email from SFVN**