

**Town of Shelburne  
Planning Board  
Minutes of Meeting  
December 30, 2013**

On Monday, December 30, 2013 a duly posted regular meeting of the Shelburne Planning Board was held at 6:30 pm in the Town Hall Meeting Room, 51 Bridge St., Shelburne Falls.

**Present:** Beth Simmonds, Vice Chair  
John Wheeler  
Cam Stevenson  
Liz Kidder, Administrative Assistant

**Absent:** Matt Marchese, Doug Finn

**Press:**

**Audience:**

**The meeting was called to order at 6:52pm.**

Beth noted that she had talked with Matt Marchese and he was unable to attend tonight's meeting. Liz noted that Doug Finn had called to let them know he was ill and unable to attend.

**Motion to approve the minutes of December 11, 2013 as written, with one correction on page 2, was made by John and seconded by Cam.**

Vote: 3 in favor, 0 opposed, 0 abstentions

John Wheeler noted that on page 2, the WAC had recommended a setback of 2 times the height of the turbine, not 1.5 times.

**NEW BUSINESS**

**FRCOG Local Technical Assistance Grant Opportunity** – Beth asked Liz to help describe the grant opportunities discussed in a letter from the FRCOG. Liz distributed copies of a letter and form that had been sent by the FRCOG to all local boards. She noted that two years ago this board had received financial assistance to hire Tighe and Bond to help draft the proposed wind bylaw. Each Board is asked to submit a brief statement as to their need for assistance and submit the request to the Selectboard. The Selectboard will then prepare a prioritized list of assistance needs and submit it to the FRCOG. The FRCOG will review the lists from all the towns who submit a request and then negotiate/discuss with the Town how to provide the assistance. For example, for the grant to help with the wind bylaw, the FRCOG held a contract with Tighe and Bond to provide specified assistance. Whenever, Tighe and Bond submitted a request for payment, the FRCOG contacted the Shelburne Planning Board to verify that the assistance had been received and then the FRCOG paid the consultant. The grants do not go to the individual towns. It's a collaboration with the FRCOG.

Liz noted that she had prepared a summary list of all activities the board was currently undertaking and a list of activities identified in the latest open space plan for the board to review and consider.

The consensus of the board was that the number one issue with which they needed help was to review the draft large-scale ground-mounted solar energy facilities bylaws and to analyze the topography of the town for solar potential. The board really needs to develop a solar overlay zoning district to be a part of the zoning bylaw. The FRCOG has the mapping capability to help Shelburne or would know of a consultant who could do this type of work.

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

Beth also asked if anyone wanted to deal with Medical Marijuana zoning issues. Cam brought in a handout from a FRCOG Planning Board meeting where the Amherst Planning Director described the zoning revisions made by their town. After lengthy discussion, the board decided that they would not pursue this at this time.

Beth suggested that she would be interested in more information on cluster and other natural resources planning options with a focus on education of both the board and all Shelburne residents. Liz noted that Jeff Lacey, a professional planner and member of the Shutesbury Planning Board, had given an excellent powerpoint presentation in Leyden and may be available for giving a similar presentation in Shelburne but he does charge for his time. Liz noted that she had talked with Deb Coutinho of the Board of Health who would be interested in working with the Planning Board if they were to receive an assistance grant from the FRCOG on alternative zoning options, especially if they may need local board of health regulation amendments to enable such alternative zoning options to be implemented.

It was noted that the Open Space survey raised the question of whether it is inconsistent to have Route 2 designated a scenic byway and be zoned for commercial development. Cam, John and Beth all said that they do not understand what a scenic byway designation means – is it state or federal, what is its purpose, who implements, etc.. They decided this is something they don't want to get into this year but they would like more information about the designation.

Beth said her top priorities are the solar and to learn about the options related to cluster and other open space/alternative zoning. John and Cam both agreed those are two top priorities for the Board for next year.

Cam raised the question of the need for affordable and senior housing in town and what should be the role of the Planning Board. After discussion, Cam said that he would talk to John Payne about what efforts the Selectboard is making to address this need especially as it relates to Chapter 40B, comprehensive reviews of projects.

Liz will forward the Board's priorities - solar zoning bylaws/overlay districts and cluster/natural resource zoning assistance to John Payne. As the Selectboard representative to the FRCOG, John is collecting all requests for assistance grants from Shelburne.

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

**READ MAIL** – The board read notices of public hearings in Greenfield and Deerfield.

**PUBLIC COMMENTS** – none presented

**Schedule Next Meeting** – January 15, 2014 - next regular meeting at 7:00pm for a final review of the wind bylaw. John noted that he has suggested that certain members of the WAC be in attendance to discuss some of the issues raised at the Board's last meeting.

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

Vote: 3 in favor, 0 opposed, 0 abstentions.

The meeting was adjourned at 8.05pm.

Respectfully submitted by,

Liz Kidder  
Administrative Assistant