

**TOWN OF SHELBURNE
Planning Board
Minutes of Meeting
May 14, 2014**

A duly posted regular meeting of the Shelburne Planning Board was held on Wednesday, May 14, 2014 at the Shelburne Town Hall, 51 Bridge St., Shelburne Falls, MA

Present: Doug Finn, Secretary

John Wheeler

Cam Stevenson

Matt Marchese, via telephone

Administrative Assistant: Liz Kidder

Absent:

Audience:

Press:

The meeting was called to order at 7:04 pm by Doug Finn, Secretary of the board. Doug noted that Matt Marchese was in California and able to participate by phone and that Beth Simmonds, Vice Chair of the Board had submitted her resignation effective immediately. The Board recognized her resignation with regret and appreciation for her years of service. Since her resignation was received after the ballot for this year's election had been printed, the Planning Board and the Board of Selectmen are going to need to jointly find a member to serve until next year's town election.

A motion to approve the minutes of April 2, 2014 as presented was moved by John and seconded by Cam. Vote: 3 in favor, 0 opposed, 0 abstentions.

A call was placed to Matt Marchese who participated by phone but it was noted that he could not chair the meeting and therefore Doug as the highest ranking officer of the Board would serve as chair.

Matt said that Town Meeting had approved an increase of hours for their administrative assistant position currently held by Liz Kidder. The Wind Bylaw did pass and Matt congratulated the Board on that multi-year effort. Matt noted that Shelburne had been asked to review possible grant funded projects that the FRCOG may be able to obtain next year as implementation of the ongoing Community Energy Strategies Project. Matt asked the board to prioritize their interests and get back to Stacey Metzger at the FRCOG. Matt mentioned that the Board will need to reorganize after the election on May 19th. Matt serves until after the election and the newly elected planning board member is sworn in.

New Business

ANRs

1) 510 Little Mohawk Road, Carolyn Wheeler – this appointment was cancelled by Carolyn.

2) 247-251 Main St., Rainville's former property. This ANR is a modification of a property boundary approved in a previous ANR. The lots meet the requirements of the zoning bylaw.

A motion to approve the ANR as presented was made by Cam and seconded by John.

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

Approved: _____ Date: _____ 1

Special Permit Application Review – AT&T cell tower application, 69 Colrain Shelburne Rd. Liz distributed a copy of a memo prepared by the Assessor’s clerk analyzing the subject property’s Agricultural Preservation Restriction (APR). The Assessor’s Clerk felt that the land at 69 Colrain-Shelburne Rd. is part of an APR which specifically prohibits the construction of cell towers. Based upon that analysis, the consensus of the Board was that there is no need to further review the proposal. John Wheeler noted that he remembered being told that that old Mohawk Orchard Barn and the land immediately around it was excluded from the APR. The Board decided if new information is available that says that that portion of the land was excluded from the APR, that the Board would then conduct a further review of the proposal.

A motion to recommend that the ZBA deny the application based on the information provided by the Shelburne Assessors’s office subject to the parties providing additional information to refute the assessors claim was made by Matt and seconded by Cam.

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

The Board thanked Matt for his commitment and service to the Shelburne Planning Board and the call was ended.

Draft Subdivision Regulations: the board will take up their review in the new fiscal year.

Old Business

- **Draft Sign Regulations** – The Board discussed how to continue the review and future adoption of the draft sign regulations developed by the ZBA. They decided to put this on the agenda for the June meeting. The Board wants to develop a list of their concerns about the regulations and then hold a joint meeting of the Planning Board and ZBA to hash out further edits and a strategy for greater public awareness of the proposed change to the regulations. Cam mentioned that Beth had some specific concerns and that she had felt this bylaw would have a very real impact on many people and businesses in town and they should be brought into the discussion. Cam noted a concern that Camp Apex may not be able to put a sign on Route 2 unless these regulations are modified. Cam wanted it noted in the minutes that Beth had also raised concerns about the size of the signs along Route 2.

Liz mentioned emails from Joe Palmeri ordering the building inspector to strictly enforce the current bylaws since the draft revised bylaw had not been presented at Town Meeting..

The Board discussed what to do next to finalize this much needed revision to the bylaws. At the June Meeting, the board will discuss scheduling a time for the Board to develop a list of concerns. Then schedule a joint meeting with the ZBA to hash out further edits and a strategy for greater public awareness of the proposed change to the regulations.

- Large-Scale Ground Mounted Solar Bylaw reviews –it was noted that Buckland has just passed a bylaw. Cam said he had looked at Buckland’s bylaw and felt that the Board should review it after the new board member is attending meetings.
- Community Energy Strategies Pilot Program update - The Board reviewed a draft report and an email discussing a joint grant opportunity for the four participating towns. There seemed to be 3 possible grants suggested in the report:
 - FRESH HOUSING
 - FEASIBILITY STUDY ON A SHARED SOLAR DEVELOPMENT PROGRAM
 - ORGANICS FOR ENERGY STUDY

Approved: _____ Date: _____ 2

The Board discussed which they considered to be the top priority for Shelburne as requested by the FRCOG's email.

Cam moved made a motion to place Shared Solar as first, Fresh Housing second, and Organics as third.

Seconded by John.

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

The consensus of the Board was that John Wheeler would review the Roadmap and get any comments on behalf of the Town of Shelburne to the FRCOG by May 21st.

Committee Updates

- FRCOG Planning Board -- Cam noted that the FRCOG had to postpone a public meeting on the proposed pipeline.
- Open Space -- John noted that the Open Space Committee has not heard from the state yet approving the new plan.
- Long Range Planning -- Doug said no meetings had been held since the last planning board meeting.

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

Read Mail

The Board read notices of two training programs for Selectboard at the FRCOG relative to Conflict of interest Laws and Governing Together/Communication Fundamentals for Selectboards. Public Hearing notices from Greenfield (2), Shelburne, Deerfield (2), Colrain, were reviewed.

The Board reviewed a notice on a training program to be held on May 29th at the FRCOG relating to the procedures for submitting Town Bylaws to the Attorney General's office for review following town meetings. Liz said that this would be a very useful training session for her to attend.

Moved to ask Liz to attend the training session at the FRCOG on May 29th.

Motion by Cam seconded by John.

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

Public Comments: none presented.

Schedule next meeting: June 11, 2014 at 7 pm at Town Hall

Motion to adjourn the meeting was made by Cam seconded by John.

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

Meeting adjourned at 8:26pm.

Respectfully submitted by:

Liz Kidder
Administrative Assistant

Approved: _____ Date: _____ 3

Approved: _____ Date: _____ 4