

**TOWN OF SHELBURNE**  
**Planning Board**  
**Minutes of Meeting March 16, 2016**

A duly posted meeting of the Shelburne Planning Board was held on Wednesday, March 16, 2016 at 6:45 pm in the Town Hall Meeting Room, 51 Bridge St., Shelburne Falls, MA.

Present: John Wheeler, Chair Planning Board  
Robert Manners, Chair Board of Selectmen  
Will Flanders,  
Josiah Simpson  
Cam Stevenson

Administrative Assistant: Liz Kidder

Absent: George Dole notified the Board he was unable to attend.

Audience: Tom Miner, Deb Andrews,

Press:

The meeting was called to order at **6:47 pm**.

**A motion to approve the minutes of March 2, 2016 was made by Will and seconded by Cam.**

Vote: 2 in favor, 0 opposed, 1 abstention by John as Chair of the meeting and 1 abstention by Cam who was not in attendance.

**ANR Plans** – John notified the Board that an ANR plan had been submitted by the Patten Realty Trust and the David Patrick will be in attendance at the Board’s April meeting to present the plan.

**Special Permit** – none presented.

**NEW BUSINESS** – John and Cam reported on a meeting they had attended regarding plans to demolish and then rebuild the “Singley” building at the corner of Bridge and Deerfield Sts. Josiah noted that he was recusing himself from this discussion since his father is one of the owners of the building. John said they are planning retail stores on the first floor with apartments above. The question of whether there would be sufficient parking for the residents of the new apartments was discussed and whether it was grandfathered. John noted that the ZBA will be the permit granting authority but would be asking for the Planning Board’s input on the special permit application when it is filed.

In response to a question raised at the last public hearing, John said he had looked over the current subdivision regulations to compare them to the proposed regulations. He felt that the main difference was more detail in the proposed regulations while the basic process/procedures are the same. Will noted that differences included the addition of the open space section and its new definition of minor roads.

**COMMITTEE/TOWN UPDATES**

- **FRCOG** Cam reported that the next meeting will be Thursday the 24<sup>th</sup> and there is no published agenda yet.
- **Tennessee Gas Pipeline Company, L.L.C. Northeast Energy Direct Project, FERC Docket No. PF14-22** – nothing official new was received by the Board.
- **Open Space** – no new information received.
- **Community Energies Pilot Program** – John showed the Board posters promoting weatherization options for residents. John said the CEPP had conducted a workshop on weatherization at the Senior Center in Shelburne.
- **Other Town Boards** – nothing new

**READ MAIL** – the Board read mail as listed below under list of documents.

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

A motion to recess the Board meeting in order to hold a Public Hearing was made by Will and seconded by Cam.  
Vote: 3 in favor, 0 opposed, 1 abstention by John as chair of the meeting.

A motion to reconvene the Shelburne Planning Board meeting was made by Cam and seconded by Will.  
Vote: 3 in favor, 0 opposed, 1 abstention by John as Chair of the meeting.

The meeting was reconvened at:8:15 pm.

Bob Manners said that on behalf of the Selectboard they appreciated being allowed to piggy back onto the Planning Boards public hearing to address the proposed Town Bylaws. He noted that on April 27<sup>th</sup>, at 6:30 pm in the Buckland/Shelburne Elementary School cafeteria, there will be a public information meeting when the Selectboard will review the Town Meeting warrant for residents. He invited a member of the Planning Board to present information regarding the OSD bylaw and the other zoning revisions. John Wheeler said he will be there and prepare a short presentation on the zoning revisions.

#### **PUBLIC HEARING REVIEW**

**Draft Zoning Bylaw revisions**—the Board noted these are minor changes that need to be made if the OSD Bylaw passes.

**Draft Subdivision Regulations**—Will and the Board considered Tom Miner’s comments during the hearing and whether there should be more clarification of the waiver process and option. The consensus of the Board was the existing waiver language was adequate and acknowledged that these regulations can be revised in the future. Will said that he wanted to acknowledge and thank Liz for her work helping the Board to achieve everything they have accomplished this year.

A motion was made to approve the proposed Subdivision Regulations as written with the caveat that Section 2.8 will be adopted only if the Annual Town Meeting approves the Open Space Development zoning Bylaw. Seconded by Josiah.  
Vote: 3 in favor, 0 opposed, and 1 abstention by John as chair of the meeting.

**Draft Local Road Preservation Town Bylaw and Draft Siting Large Scale Industrial and Commercial Facilities Town Bylaw**—Bob Manners said that he would present these two draft Town bylaws to the Selectboard at their next meeting for their final review. He would also review the detailed comments submitted by Larry Flaccus on the Local Road Preservation Bylaw for their consideration.

#### **OTHER BUSINESS NOT REASONABLY FORESEEN 48 HOURS PRIOR TO THE MEETING**

**PUBLIC COMMENTS** – none presented

**SCHEDULE NEXT MEETING** – Wednesday, April 13, 2016 at 7:00 pm meeting

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

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

Meeting was adjourned at 8:32 pm

Respectfully submitted by,

Liz Kidder  
Administrative Assistant

Approved: \_\_\_\_\_ Date: \_\_\_\_\_ 2

**LIST OF DOCUMENTS:**

**Public Hearing Documents:**

- Draft Zoning Revisions to Section 20, Section 13.4, Section 4.3 relative to Cluster Housing**
- Draft Shelburne Subdivision Regulations and Forms**
- Draft Shelburne Subdivision Forms**
- Draft Shelburne Local Road Preservation Town Bylaw**
- Draft Siting Large Scale Industrial & Commercial Facilities Town Bylaw**
- Shelburne Subdivision Regulations**

**Mail:**

- Legal Notices from neighboring towns: Buckland 1, Deerfield 1, Greenfield 3**
- March 4, 2016 email from Larry Flaccus with comments on the Road Preservation Bylaw**
- March 16, email notification of Sustainability on Campus & Main St. Conference**
- March 16, email re: MEDC's Spring Conference**
- March 16, email – Invitation to SYRUP Festival**
- March 16 email from Erik Hoffner on weatherization campaign**