

TOWN OF SHELBURNE
Planning Board Meeting
Minutes of Meeting Oct. 10, 2018

A duly posted meeting of the Shelburne Planning Board was held on Wednesday, October 10, 2018 at 7:00 pm in the Town Hall Meeting Room, 51 Bridge St., Shelburne Falls, MA.

Present: John Wheeler, Chair

Will Flanders

Josiah Simpson

Cam Stevenson

Alyssa Larose, FRCOG

Administrative Assistant: Liz Kidder

Audience:

Absent: Tom Johnson

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

A motion to approve the minutes as corrected of the Sept. 26, 2018 meeting was made by Will and seconded by John.

Vote: 2 in favor, 0 opposed, 1 abstention by Cam who was absent from that meeting.

ANR Plans – none

Special Permit/Variance Applications – none

OLD BUSINESS

Shelburne Housing Study/Master Plan Housing Chapter/Sustainability and Resilience Grant – Alyssa Larose, FRCOG

Alyssa passed out revisions to the bylaws that were developed based upon input at the last meeting. She passed out an example of zero lot line revision for consideration. The purpose of the zero lot line is to allow for two houses with a common wall to be built along a lot line – allowing one owner to build two adjoining houses that could be sold separately. The Board discussed allowing a division of a 5,000 sq. ft. lot to allow 2 dwellings with a shared common wall -- each side would be on a 2,500 sq. ft. lot. Allyssa took notes on changes to the draft discussed by the Board. Alyssa will bring an analysis of what changing lot sizes to either 5,000 or 8,000 sq. ft. in the VR and VC would mean under zoning, including identifying how many new lots might be created. The Board wants as much information as possible in preparation for a public information meeting. The Board discussed the relationship of the special permit process to approval of ANRs.

Alyssa will return to the next meeting on Oct. 24th. The Board will finalize a draft proposed bylaw and hold a public information meeting on the 4th Wednesday in November. The Board thanked Alyssa again for all her work.

Rural housing regulation analysis and revisions - The Board looked at a flaglot bylaw which will be shared with open space committee for review and comment.

Will said that he would look at possible revisions to the frontage definition of the zoning bylaw, as well as Section 2.2.f, under the ANR section of the Subdivision regulation related to "Adequacy of Access". There is the possibility of bringing the zoning bylaw and subdivision regulation into compliance with each other.

Will suggested changing the word "shall" to "could" in Section 2.20 definition of the zoning bylaw and in Section 2.2.f of the Subdivision regulations. The Board discussed the option of encouraging the use of common driveways on properties where there would be a hardship to require access from the frontage of the lot. Will said he would work on drafting language for a revision to

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both the bylaw and the regulations. This approach could reduce the need for a variance, would be helpful when there are wetlands concerns, and could help reduce the number of driveways along Route 2.

Regulatory revisions for ATM 2019-The Board reviewed the Attorney General’s letter regarding agricultural exemptions and revisions to the use table at the last Annual Town Meeting. The Board decided to add a change to the use table under “Commercial Greenhouses” allowing Commercial Greenhouses on a lot 2 acre or greater by right in all zoning districts.

Annual Coordination with ZBA – Tom and John met with the ZBA and explained that the Planning Board was working with the FRCOG on an Affordable Housing Incentive Bylaw. Questions raised by the ZBA included: how many new house lots could be created under the bylaw, what would be the impact on property value, and whether we had talked with realtors. In regards to ground-mounted solar installations, the ZBA asked if the setback was measured from the pole or from the edge of the solar panels. After a review of the bylaw, the Board considered that the setback should be measured from the edge of the solar panels or the pole – whichever was closest to the setback. The Board said that this clarification should be added to the list of revisions to present at ATM 2019. As soon as draft changes are prepared, they will be shared with the ZBA for comment.

Will suggested following the proposals in Buckland for a marijuana facility as a way to identify the types of issues that can be raised for a small town. The Board would then have a context for reviewing the Shelburne bylaw to see if it is adequate for dealing with a similar proposal if one was to be presented in Town.

NEW BUSINESS

COMMITTEE and REGIONAL PROJECT UPDATES

FRCOG Planning Board – nothing presented

Open Space – nothing presented.

Other Town Board updates – nothing presented.

Other business not reasonably foreseen 48 hours prior to the meeting-nothing presented.

Read Mail—the Board read mail as listed below.

Public Comments—none presented.

Schedule next meeting – **October 24th**.

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 8:40 pm.

Respectfully submitted by,

Liz Kidder
Administrative Assistant

LIST OF DOCUMENTS:

Legal notices from neighboring communities: Greenfield - 4