

TOWN OF SHELBURNE
Planning Board Meeting
Minutes of Meeting April 10, 2019

A duly posted meeting of the Shelburne Planning Board was held on Wednesday, April 10, 2019 at 7:00 pm in the Town Hall Meeting Room, 51 Bridge St., Shelburne Falls, MA.

Present: John Wheeler, Chair

Will Flanders

Cam Stevenson

Administrative Assistant: Liz Kidder

Audience:

Absent: Tom Johnson, Josiah Simpson

The meeting was called to order at 7:07 p.m.

Motion to approve the minutes as corrected was made by Will and seconded by Cam.

Vote: 2 in favor, 0 opposed, 1 abstention by John as Chair of the meeting

ANR Plans – none presented

Special Permit/Variance Applications – none presented

OLD BUSINESS

Report to Annual Town Meeting on proposed zoning revisions at ATM 2019--the Board discussed preparing a list of FAQs related to the proposed zoning bylaw revisions in anticipation of questions on Town Meeting floor. There were several questions regarding the ability to use an ANR to create a new lot in the Village. The Board decided to ask the Selectboard for permission to allow Will to have a phone call with Town Counsel to get clarification on that process. John said he would start work on explanations of the purpose of each warrant article for review by the Board at their next meeting. Liz would contact Jen, the Assistant Assessor, and ask her about any potential local property tax impact. Liz would also start reviewing the FRCOG Potential Development Site maps and take into consideration more factors than the lot square footage and frontage. Will noted that he had been at a workshop at which the representative from Mass Housing Partnership said it is really hard to get Town's to change their zoning to make Affordable Housing work. This Board discussed how to get the message to residents that their focus is market rate housing, making the process work better for current property owners, and where possible achieve some Affordable Housing units. The Board will continue this discussion and work on a "report to Town Meeting" at their next meeting.

Master Plan Housing Chapter Update/Goals and Action Plan—the Board review *Table 25 Shelburne Housing Strategies* from the recent Housing Study and identified those tasks to be carried out by the Planning Board, noted work that has been accomplished this past year, tasks to be done next year, and ongoing responsibilities or opportunities.

Tasks addressed this past year with proposed zoning bylaw revisions for consideration at ATM 2019:

- *Decrease the minimum lot size and frontage requirements in the Village Commercial and Village Residential districts, where public water and sewer is available.*
- *Adopt a Cottage Housing Development (CHD) bylaw to allow for small homes on small lots in the Village Commercial and Village Residential districts.*
- *Explore amending the definition of multi-family dwelling to increase the number of units allowed within a structure by Special Permit from four to eight in the Village Commercial, Village Residential, and Commercial districts.*

Tasks to be considered next year and/or ongoing:

- *Adopt inclusionary zoning in all zoning districts in town, or at a minimum, in the Village residential and Village Commercial districts.*
- *Evaluate a Chapter 40R Smart Growth Overlay District or Starter Home Zoning District for the Village zoning districts, where public water and sewer is available.*
- *Explore amending the definition of multi-family dwelling to increase the number of units allowed within a structure by Special Permit from four to eight in the Village Commercial, Village Residential, and Commercial districts – also based on results of ATM 2019 actions.*

Approved: _____ Date: _____ 1

- Consider adoption of the Community Preservation Act (CPA) to generate a new source of funding for the development of affordable housing – as part of “other interested parties” to a Housing Committee.
- Establish a process to serve as a road map for Town Boards and developers when seeking to include affordable units in a development project.
- Participate in housing workshops and trainings.
- Continue to utilize the resources of the FRCOG and the Franklin County Regional Housing and Redevelopment Authority.

Will noted that there probably isn’t anything else the Board can do to address the need for Affordable Housing in the Village and that next year the Board can explore inclusionary housing for the RA district. A typical inclusionary bylaw would require rural subdivisions of a certain size to designate so many lots for Affordable units. The Board decided to ask Alyssa Larose if she has any more time under her grant to provide examples of inclusionary zoning and overlay district bylaws that could be adapted for Shelburne.

Subdivision Regulation Revisions –

Motion to adopt the proposed Subdivision Regulations contingent on the adoption of the comparable sections of the zoning bylaw at ATM 2019 made by Will seconded by Cam.

Vote: 2 in favor, 0 opposed, 1 abstention by John as Chair of the meeting.

The consensus of the Board was to wait to update the Subdivision Regulations until after ATM 2019.

NEW BUSINESS

Master Plan Update – Economic Development – through the FRCOG DLTA program, Shelburne is receiving assistance for the rest of this year on Economic Development. Several organizations in Town requested this assistance. Jessica Atwood will be attending the next Planning Board meeting to discuss how an update of the Economic Development chapter of the Master Plan can be addressed with her help. The Board will be interested to hear how zoning can help economic development, how the Planning Board can assess a need for more industrial land, and how to review the zoning map to see if any changes need to be made.

The Board started a list of items for consideration at ATM2020 that included: a review of Buckland’s Marijuana bylaw, the removal of the Adult Use Marijuana Moratorium section from the Town’s bylaw, and a review of special permit criteria throughout the bylaw.

COMMITTEE and REGIONAL PROJECT UPDATES

Other Town Boards and FRCOG updates – no information presented.

Other business not reasonably foreseen 48 hours prior to the meeting-BOH updated on AIR B&Bs, the number of them and how the BOH and Selectboard are tracking listings online.

Read Mail—the Board read mail as listed below.

Public Comments—none presented.

Schedule next meeting –the next meeting is at 7pm on Wednesday on April 24, 2019.

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 9:15 pm.

Respectfully submitted by,

Liz Kidder

Administrative Assistant

LIST OF DOCUMENTS:

Legal notices from neighboring communities: Buckland-1, Charlemont-2,

Deerfield-1, Greenfield-4

Draft Planning Board Press Release on proposed zoning bylaws.