

TOWN OF SHELBURNE
Planning Board Meeting
Minutes of Meeting August 14, 2019

A duly posted meeting of the Shelburne Planning Board was held on Wednesday, August 14, 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

The meeting was called to order at 7: 04 p.m.

ANR/Subdivision – none presented

Special Permit/Variance – none presented

Motion to approve the minutes of July 10, 2019, was made by Cam and seconded by Will.

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

MASTER PLAN Housing Chapter update, addressing housing needs in Shelburne through zoning/ Review of July meeting –

John mentioned that he had looked at the Ashfield zoning bylaw related to senior housing as suggested by Cathy Buntin, Director of the Senior Center. He reviewed some of the parameters in that bylaw which can be discussed in more detail at a future meeting.

The Board reviewed the minutes of the July meeting to identify possible tasks to consider over the next year.

- Housing Committee – establishment should be initiated by the Selectboard and the Planning Board would submit suggested tasks.
- Cottage and Village overlay districts – the Board considered a cottage overlay district a year ago. At that time the Board didn't think there were any sites in the village except for the private property at the end of Mechanic St. The Board may review the zoning in Haydenville where there is a solar village and review this option again with Alyssa..
- Other zoning techniques—discuss with Alyssa other options that could be used by the Board to support more senior housing. If the Board proposed allowing a 5,000 SF lot size for an affordable house, maybe include a limit of one per year or a cap on the total number of such lots.
- Public education program –Donna suggested including a general non-binding question at Town Meeting to generate more input and start a discussion. In addition, the board should conduct a public information discussion to educate people about Affordable housing and the need for housing in Shelburne Falls.
- Revisions to the VC zoning district bylaw—Donna suggested the Board could consider some tweaks to the VC district in order to allow for the reuse of the Singley and Cantor lots. The Board will ask Donna's and Alyssa's advice on the technique to use for this.
- Inclusionary zoning bylaw – the Board will discuss this with Alyssa at the September meeting.
- Work with state legislators to revise the affordable housing regulations –Will suggested having discussions with Natalie Blais and the other legislators to create a program whereby homeowners can create apartments that can be classified as affordable housing and count towards the SHI.
- Flaglots—before the Board would want to consider proposing a flaglot bylaw, there needs to be a consensus on whether to encourage more scattered development or building lots in rural Shelburne.

Approved: _____ Date: _____ 1

- Street definitions – the Board needs to explain the purpose of these changes so people understand why it is being proposed.
- Density bylaw—the Board will review density requirements in bylaws of other Towns and consider what is appropriate for Shelburne.
- Tax title properties/Habitat for Humanity – when the Town has obtained ownership of a tax title property, they could consider clearing it for a Habitat for Humanity project instead of selling it by auction. Donna had suggested that there is money available through the AGs office for this type of project. The Board would need to discuss with Donna how zoning could help achieve this type of project when those lots are likely to be non-conforming--would an overlay district be useful for this situation. The Board will ask Alyssa for help in designing a bylaw to help allow the creation of sites for Habitat for Humanity projects.
- Chapter 40B –the Board will review whether there are potential sites that would be attractive to a developer and whether Chapter 40B is a concern for Shelburne.
- Group home definition and the Dover Amendment – the Board will seek input from Donna on what can be done to regulate group homes before further work on a bylaw to address this need.

OLD BUSINESS

Marijuana Zoning Bylaw coordination – in response to Donna’s suggestion, the board will add “agricultural” before “greenhouse” in the use table. The consensus of the Board was that between the required Host Agreement, the current special permit regulation, and the Board of Health regulations, Shelburne is probably ready to work with any proposals for a marijuana establishment. If anyone presents a specific suggestion of a need that should be addressed through zoning, then the Board will consider it. The Board may review the LSCIF bylaw to review how it would apply to greenhouses over a certain size.

Shelburne Hazardous Mitigation Plan Update – reviewed email from Chris Myers and will stay in contact with that committee as they work on their plan update.

Mail – read Tom Miner’s suggestion that the Board review the Bernardston design guidelines to see if there are any elements that could be added to the Shelburne Bylaw. Review of Commercial District Zoning will be added to next month’s agenda. John Wheeler will talk with John Taylor about Gould Road.

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 – Wednesday, September 11. Alyssa will attend in September.

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

Vote: 2 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

Approved: _____ Date: _____ 2

LIST OF DOCUMENTS:

Legal notices from neighboring communities: Shelburne – 1, Greenfield-3, Charlemont-1, Buckland –2

July 26 email from Chris Myers

August 13 email from John Taylor, Shelburne Fire Chief

August 11 email from Tom Miner

August 13 email stream from Bill Grady to Town Administrator

July 12 email from Jonathan Mirin

August 11 email on Halfway House definitions

Dover Amendment Can Present Challenges for Cities and Towns article

Siting Opioid Treatment Programs article

Bernardston Business and Industrial Design Standards

Email from Kidder on model village center bylaw.