

**Town of Shelburne Planning Board
Minutes of Remote Participation Meeting July 8, 2020**

A duly posted meeting of the Shelburne Planning Board was held remotely on Wednesday, July 8, 2020 at 7:00 pm using Zoom online software.

Present: John Wheeler, Chair

Will Flanders

Tom Johnson

Cam Stevenson

Administrative Assistant: Liz Kidder

Audience: Mara Silver, Paul Kuceja, John Lauricella

Absent:

The meeting was called to order at 7:07p.m. John Wheeler called the meeting to order and introduced everyone in attendance. He noted that he was recording the audio of the meeting.

Minutes of the meeting:

Motion to approve minutes of June 24, 2020, typos corrected, was made by Will and seconded by Cam.

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

ANR/Subdivision – Patten Hill Farm Trust – Mara Silver, Paul Kuceja

On behalf of the Patten Hill Farm Trust, Mara and Paul presented a draft ANR plan based upon previous suggestions of the Board. While the layout is non-traditional, the proposed ANR does create a lot with a total of over 300 feet of frontage, and enough acreage to meet the zoning bylaw dimensional requirements. A conservation restriction on this lot will be held by the Franklin Land Trust and the fields will be hayed by a farmer. The Board requested that the connection between the two major parts of the lot be at least 30 feet wide, if not wider. The Trust will work with their surveyor to prepare a final plan to bring back to the Board at a future meeting.

Special Permit – John Lauricella, Hilltown Lodge, LLC – former Anchorage Nursing Home, 904 Mohawk Trail

The Board reviewed the special permit application by Hilltown Lodge LLC to convert the former Anchorage Nursing Home on the Mohawk Trail into a lodge with 6 large suites. John Lauricella is hoping to create a location that would be suitable for weddings and other functions. The new owner is fully aware of the history of the property, appreciates the beautiful park like landscape and wants to renovate it with respect for the architectural heritage of the building. They are planning to create paths, walking and biking trails throughout the property. Mr. Lauricella is talking with John Taylor, the local fire chief to ensure the driveway access is adequate for emergency vehicles. Learning from the current pandemic, each of the suites are going to have a kitchenette and separate HVAC systems, trying to create a sense of safety for the guests.

The consensus of the Board was to enthusiastically support this special permit application as long as the Shelburne fire chief is satisfied that the driveway approach is adequate for the lodge as both a hotel and event facility. Liz will draft a letter of support for review by the Board members that will be submitted to the ZBA prior to their hearing on August 6th.

OLD BUSINESS

Zoning Bylaw Revisions for STM 2020 /ATM 2021, Master Plan Economic Development Update, and Planning Board goals for 2020-2021

The Board reviewed a compilation of past goals and strategies, taken from several different plans developed over the past 20+ years. They reviewed the State regulations regarding Master Plans and noted that supplements can be prepared and adopted as needed. The Board discussed creating a supplement as an update of the Master Plan instead of starting from scratch with an extensive public participatory process. At a past training workshop, the Board learned that a full master plan process conducted with a consultant could cost the Town \$125,000 and that there are no grant programs available to subsidize such an effort. Therefore, the consensus

Approved: _____ Date: _____ 1

of the Board was to work with other Boards and connect with the Town of Buckland to discuss an update or supplement to the current Master Plan.

Issues discussed by the Board included:

- Incorporating clean energy into the plan,
- Focusing on local resiliency – how to manage the area’s land for food production/local consumption/support for local need
- Are there properties that could be used for food related businesses or industry, or an eco-industrial park
- Route 2 is both a scenic byway and a commercial strip under current zoning – how can these two goals be coordinated
- Is there public water sewer available for future industrial/commercial expansions/developments
- Are their properties that have been taken by the Town for non-payment of back taxes that could be used by Habitat for Humanity to develop a few scattered affordable housing units
- Since working remotely is becoming more common, is there anything the Town needs to do to support such job opportunities
- Incorporating all the issues that the Board has been working on related to zoning bylaw revisions into the larger scope of a Master Plan update or a Resiliency Plan.

The Board discussed the need to start talking to members of other Boards in Shelburne and in Buckland, to start a conversation about where Shelburne needs to be focusing its attention in regards to long-range planning. Liz said she would contact Jessica Atwood of the FRCOG to get the latest economic development data that is available. Will said that he would call and talk with Margaret Payne, White Sanford, and Andrew Baker, John will call Michael Hoberman of the Buckland Planning Board.

COMMITTEE and REGIONAL PROJECT UPDATES

FRCOG – nothing presented

Open Space – still working on trail issues

Other Town Board updates – nothing presented

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

Read Mail – Liz reviewed the mail that had been received that solely consisted of public hearing notices and decisions from the towns of Buckland, Colrain, Charlemont, and Greenfield.

Public Comments—none presented.

Schedule next meeting - The Board will meet remotely again on August 12, 2020 at 7 p.m. to continue their discussion on goals for the next year. If any urgent issues arise, the Board would schedule a meeting on July 22nd.

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 8:19 p.m.

Respectfully submitted by,

Liz Kidder

Administrative Assistant

LIST OF DOCUMENTS:

Hilltown Lodge LLC special permit application

Patten Farm Trust draft ANR

Legal notices from Buckland – 1, Colrain - 1, Charlemont-3 and Greenfield - 6