

Town of Shelburne Planning Board
Minutes of Remote Participation Meeting Dec. 30, 2020

A duly posted meeting of the Shelburne Planning Board was held remotely on Wednesday, Dec. 30, 2020 at 7:00 pm using Zoom online software.

Present: John Wheeler, Chair

Will Flanders

Tom Johnson

Cam Stevenson

Administrative Assistant: Liz Kidder

Audience:

Absent:

The meeting was called to order at 7: 02 p.m. John Wheeler noted he was recording the audio of the meeting.

Motion to approve minutes of the Planning Board meeting of Dec. 9, 2020, was made by Tom and seconded by Cam.

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

ANR/Subdivision – none submitted

Special Permit – none submitted

OLD BUSINESS

5G – Jonathan Mirin has passed on his latest draft revisions relative to 5G telecommunications to the ZBA for review. Will thought Johnathan had taken the Planning Board’s input and his latest proposed revisions make sense to Will. The consensus of the Board was that It will be good to get the ZBA opinion of these proposed revisions.

Shelburne Hazardous Mitigation Plan – John noted that he has not heard back from Christ Myers on the Planning Board role for the implementation of the draft plan.

CPA - the Board discussed a draft letter that had been distributed by email for review prior to the meeting. John noted that he had not seen the letter. The letter laid out the case for the Town to adopt the CPA program. The consensus of the Board was that if John agreed with the letter, then the letter should be sent to the Selectboard.

Resiliency, Sustainability, Climate Change impact on Franklin County - Tom Johnson noted that there was an extremely high volume of water flowing in the Deerfield River through the Village on Christmas Day. In addition, he had looked at an intermittent creek behind his house in the Village which experienced extensive erosion from the rain and snow melt runoff. The Town piles up snow on Bridge St. adjacent to that ravine; potentially acerbating erosion and flooding at that site. Tom said he would talk to Andrew Baker, since the Selectmen are in charge of the Road Crew, about not using this site for snow retention during the winter. This erosion could also impact the proposed trail.

Master Plan/Sustainability/Economic Development update/Planning Board Goals for 2020-2021 – Based upon the discussion at the last meeting, the Board was looking at the following as goals for ATM 2021.

Town Roads Official List – the Board decided to send an email to the Selectboard asking them to work with the Road Boss and Town Counsel on developing an official list of Town Roads. This would be of value to the Planning Board when endorsing ANR plans.

Home Based Businesses – Tom presented proposed revisions that he felt the Board should consider:

- Should retail stores of 2500 sq. ft. or less by allowed by right in the VR – currently they require a SP
- Need to add accessory buildings to the first paragraph of the current bylaw,
- Should the exterior display section 7.5.4 be revised,
- Is requiring additional off-street parking in the VR going to add to the impermeable surface concerns and density – Sec. 7.5.6. – is there adequate on-street parking? New off-street parking should require a density SP from the ZBA.

Approved: _____ Date: _____ 1

- Are the sign regulations allowing too large a sign of 12 sq. ft. and would the Town consider no more than a 3 square foot sign in the VR – Will noted that 12 sq. ft. was picked because there are already 2 signs in the VR of that size and they do not appear to be oversized for the Village.
- Should one portable sign be allowed in the VR or just in the C, I, and RA.

Tom will clean up his draft proposals and email it out for another review, separating out just the changes he is proposing.

Reuse of Town owned abandoned lots – Will had talked with certain selectmen about reuse of abandoned lots and they were receptive to the idea of working with a non-profit, such as Habitat for Humanity, to build an Affordable home.

Stormwater management, Erosion control, Impervious Surfaces/density – addressing this issue relates to both a concern about the density of Village lots and stormwater runoff and erosion under extreme weather circumstances.

Mobile Homes, Campers, and Tiny Homes - security during extreme high-wind weather patterns was raised in the Shelburne Hazardous Mitigation Plan. The Board will review the current zoning bylaw and subdivision regulations to see if they should consider revisions.

Review of past bylaw proposals -

Flag Lots: Past comments made about flag lots included:

- It creates more opportunities for more lots which is not necessarily desirable for the Town.
- It can create more flexible lot sizes so that the Town doesn't just see "bowling alley" subdivision lots.
- Other towns, such as Buckland, use flag lots as a trade off for other land conservation and this may be of more interest to Shelburne residents.

The consensus of the Board was to keep this on the active list for the Board but not for this year.

Section 10 revisions – the Board reviewed past draft proposed revisions to Section 10. Will felt that Donna and the ZBA had suggestions and thought the draft needed work. The Board discussed a possible expansion of the language relative to findings since Town Counsel has informed the ZBA that the state criteria for variances make them almost impossible to legally grant. The consensus of the Board was to talk Donna on how to deal with flexibility when you can't grant variances. The Board reviewed possible revisions relative to Section 10 using a finding process. The Board would like to either hold a joint meeting with the ZBA or get feedback from them on 5G and Section 10 and any other suggestions they may have as needed revisions based upon their experience as the SPGA.

Dividing the Village into 2 districts – the consensus of the Board was to keep this on the list for consideration but not for this year.

Affordable Housing Incentive Zoning – felt this was too complicated to pursue at this time. Will suggested pursuing town owned lot and creating special rights for town owned land that is turned into an affordable housing lot. Will said he would take a first crack at writing such a bylaw revisions and then the Board can run it by the Selectboard and the ZBA to see if they support it.

Village Design Guidelines – review and reconsider these in the future.

John noted that there were some proposed bylaw revisions made in Buckland recently that are more simple and may well be useful for the Board to review. Due to the limitations of holding meetings due to COVID, the Board wants to only submit straightforward and easy to pass proposed bylaw revisions to Town Meeting this year.

Zoning Bylaw Revisions adopted SPTM 2020 – Liz noted that the Board has not yet received a letter from the Attorney General's office relative to the new revisions.

COMMITTEE and REGIONAL PROJECT UPDATES

FRCOG – no report.

Open Space –Tom reported that Larry Flaccus has obtained two \$20,000 grants from the State. The money is being used for engineering feasibility studies for the trail. They are working on signage relative to the loop trail along Route 2 on the Payne property and the identification of invasive plant species and wetlands along the trail. Will suggested the committee may want to check the 500-year floodplain map once it is available.

Other Town Board updates – nothing presented.

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

Read Mail – only legal notices from neighboring towns have been received in the mailbox at Town Hall.

Public Comments—none presented.

Schedule next meeting - The Board will meet remotely again at 7pm on Wednesday, January 13th and then January 27th.

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

Vote: 3 in favor, 0 opposed, 0 abstentions

Meeting was adjourned at 8:38 pm.

Respectfully submitted by,

Liz Kidder
Administrative Assistant

LIST OF DOCUMENTS:

Tom Johnson draft Home Based Business bylaw review
Draft proposed 5G Telecommunication proposed revisions by Jonathan Mirin