Town of SHELBURNE

Planning Board

MINUTES

Regular Meeting via Zoom ~ April 19, 2022

A duly posted meeting of the Shelburne Planning Board was held remotely via Zoom, on Tuesday, April 19, at 6:30 p.m.

Present: John Wheeler

Will Flanders

Cam Stevenson

Tricia Yacovone-Biagi

Administrative Assistant: Faye Whitney

Guests: None

Absent: Seth Wilschutz

The meeting was called to order at 6:38 p.m. by Chair John Wheeler, who noted the meeting was being recorded.

**Minutes**

A motion was made by Cam, seconded by Tricia, to approve the minutes of April 5 as amended. Roll call vote: Will – aye; Cam – aye; Tricia – aye; John – abstain. Motion passed 3-0-1.

**Mail**

One notice from the Town of Deerfield announcing the granting of a Special Permit.

**ANR Plans/Subdivision**

Nothing new to report.

**Zoning Relief/Special Permit Applications**

An application for a flea market from Mike Skalski had been expected but nothing has come in. Mike had applied for the same sort of thing last year and the Board had expressed concerns. Those concerns remain. It seems Mike may have held flea markets without a permit. If that is the case, the Zoning Enforcement Officer should react but it appears that there have been no sanctions. The Board would like the town to have a policy about what to do about people who act without permits. The Planning Board may need to change the bylaws on how to enforce short-term Special Permits. Town Counsel will be asked for a template of such a bylaw.

**Appointments**

None

**OLD BUSINESS**

**CPA** –The next event will be a public forum, via Zoom, on May 5. The forum will also be available on the Falls Cable website.

**Master Plan/Economic Development update** – Nothing new to report.

**Resilience Plan** –Will and Tricia will start working on the short version of an MVP planning grant in early May. The application is due in June.

**NEW BUSINESS**

**Final Approval of Warrant Articles** – Town Counsel made a small tweak to one article as follows:

6.1.2 Purpose of Findings: A Finding is a determination by the ZBA under Section 10.2.1 of this Bylaw that a proposed change, extension, or alteration to a pre-existing, non-conforming ~~single or two family residential~~ structure or use will not be substantially more detrimental than the existing non-conforming use to the neighborhood. Findings shall be determined by a majority vote of the ZBA.

A motion was made by Will, seconded by Tricia, to change the proposed language in section 6.1.2 to reflect the change suggested by Town Counsel. Roll call vote: Will – aye; Cam – aye; Tricia – aye; John – abstain. Motion passed 3-0-1.

Will had asked Donna MacNicol if the change would require another public hearing. Donna thought it was right on the edge of needing another hearing. The Board reached consensus that the change was caused due to a slight misunderstanding of what section 10.2.1 said was not significant enough to need another hearing.

**Committee and Regional Project Updates**

The Open Space Committee will be meeting next week. John will send the proposed bylaw changes to them.

**Other business not reasonably foreseen 48 hours prior to the meeting**

None

**Public Comments**

None

**Schedule Next Meeting**

The next meeting will be on May 3, at 6:30 p.m.

At 7:18 p.m. a motion to adjourn the meeting was made by Tricia and seconded by Cam. Roll call vote: Will – aye; Cam – aye; Tricia – aye; John – abstain. Motion passed 3-0-1.

Respectfully submitted,

Faye Whitney

Administrative Assistant

**List of Documents:**

Notice from Deerfield