

**AGENDA
TOWN OF SHELBURNE
DEVELOPMENT REVIEW BOARD
WEDNESDAY, APRIL 7, 2021
7:00 PM
Remote Meeting Held via Zoom**

To participate in the meeting by computer:

<https://us02web.zoom.us/j/85238168220?pwd=Wk45UjBKamJMcXZBSWswdGlyNnZiQT09>

Meeting ID: 852 3816 8220 Passcode: 0C0PYt

To participate in the meeting by telephone:

Dial 929 205 6099

Meeting ID: 852 3816 8220 Password: 424410

To find alternative phone numbers: <https://us02web.zoom.us/u/kzCOCYzQw>

1. **CALL TO ORDER (7:00)**

2. **REVIEW OF MEETING MINUTES (7:01 or upon completion of Item 1)**
March 17, 2021

3. **PUBLIC COMMENT (7:05 or upon completion of Item 2)**
Topics not otherwise included in agenda

4. **DISCLOSURES RELATING TO ANY POTENTIAL CONFLICTS OF INTEREST (7:10, or upon completion of Item 3)**

5. **THREE JEWELS /ZEN CENTER PROJECT (COMBINED HEARING ANTICIPATED FOR EFFICIENCY/ SEPARATE DECISIONS TO BE ISSUED)(7:15, or upon completion of item 4) –**

 SUB19-04 – Application by Three Jewels, LLC, for Final Plan review of Planned Unit Development (PUD) creating three homesites w/ open space area and transferring 3.11 acres to adjoining PUD. Property at 33 Thomas Road is located in the Rural District and the Floodplain and Watercourse Overlay District.

 SUB09-02R1 – Application by Vermont Zen Center, Inc. to amend Planned Unit Development. Property will expand by 3.11 acres with addition of land from adjoining property. Property at 480 Thomas Road is located in the Rural District and the Floodplain and Watercourse Overlay District.

6. **SUB18-01R1 (7:35, or upon completion of item 5) –** Application by Peter Ewing to amend Planned Unit Development. Two approved residential building sites would be merged. New building site with 5 acre building envelope would be located on parcel C previously designated for conservation. Property at 300 Cheesefactory Lane is located in the Rural District, Conservation District, and Floodplain and Watercourse Overlay District.

(Agenda Continues)

7. **PROJECT BLA21-01 – (8:05, or upon completion of item 6)**– Application by Adam Hergenrother and William Forsyth for boundary line adjustment resulting in an equal transfer of land between the two parcels. Properties at 1503 and 1507 Irish Hill Road are located in the Rural Zoning District and Stormwater Overlay District.
8. **OTHER BUSINESS AND ADJOURNMENT (Upon completion of Item 7)**
 - **Decision signing procedures**
 - **Doug Griswold concerns**
 - **Application protocols (given discontinuance of On the Record Review)**
 - **Administrative site plan approvals (Rice Lumber)**

DELIBERATIVE SESSION TO FOLLOW ADJOURNMENT, IF NEEDED

- *Individual hearing times listed above are estimates only.*
- *Participation in the proceedings is a prerequisite to the right to take any subsequent appeal.*
- *Reasonable accommodations shall be provided upon request to ensure that this meeting is accessible to all individuals regardless of ability.*