

A VIDEO RECORDING OF THE MEETING IN ITS ENTIRETY IS AVAILABLE THROUGH VERMONTCAM.ORG. THE WRITTEN MINUTES ARE A SYNOPSIS OF DISCUSSION AT THE MEETING. MOTIONS ARE AS STATED BY THE MOTION MAKER. MINUTES SUBJECT TO CORRECTION BY THE SHELBURNE PLANNING COMMISSION. CHANGES, IF ANY, WILL BE RECORDED IN THE MINUTES OF THE NEXT MEETING OF THE COMMISSION.

**TOWN OF SHELBURNE
PLANNING COMMISSION
MINUTES OF MEETING
May 26, 2016**

MEMBERS PRESENT: Jaime Heins (Chairman); Mark Brooks, Ann Hogan, Kate Lalley, Dick Elkins, Jason Grignon, Don Posner. (Peter Antinozzi was absent.)
STAFF PRESENT: Dean Pierce, Planning Director.
OTHERS PRESENT: Don Rendall.

AGENDA:

1. Call to Order
2. Disclosure of Potential Conflicts of Interest
3. Approval of Agenda
4. Approval of Minutes (5/12/16)
5. Commissioner Questions/Comments
6. Open to the Public
7. Storm Water Implementation Options
8. Other Zoning Issues
9. Renewable Energy Facility Siting Update
10. Other Business/Correspondence
11. Adjournment

1. CALL TO ORDER

Chairman Jaime Heins called the meeting to order at 7 PM and briefly explained the new agenda item for disclosure of any potential conflicts of interest.

2. DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST

None.

3. APPROVAL OF AGENDA

MOTION by Mark Brooks, **SECOND** by Dick Elkins, to approve the agenda as presented. **VOTING: unanimous (6-0)[Don Posner not present for vote]; motion carried.**

4. APPROVAL OF MINUTES

May 12, 2016

MOTION by Ann Hogan, **SECOND** by Mark Brooks, to approve the minutes of 5/12/16 as written. **VOTING: unanimous (6-0)[Don Posner not present for vote]; motion carried.**

5. COMMISSIONER QUESTIONS/COMMENTS

- Ann Hogan reported on the Water Matters Part 2 meeting in Hinesburg with guest speaker Rebecca Webber from the Conservation Law Institute. Work on storm water issues is happening in parallel with the Selectboard, Planning Commission and the towns of Charlotte, Shelburne, and Hinesburg. [Dean Pierce noted

Shelburne Natural Resources Committee is working with Pierson Library to have a screening of the movie shown at the meeting in Hinesburg.]

- Jaime Heins reported the article by Art Wolfe on growth in Chittenden County said Shelburne is the fastest growing town behind Williston.

6. OPEN TO PUBLIC

There were no comments from the public.

7. STORM WATER IMPLEMENTATION OPTIONS

Dean Pierce reviewed elements of the 2015 VLCT Storm Water model ordinance that includes authority, purpose, scope, definitions, site design, erosion control, post-construction, redevelopment, supplemental materials from applicant, and independent technical review. Shelburne's zoning bylaws, subdivision regulations and form based code each have storm water related language. The suggestion is to combine the language into one document. Additional language is needed regarding ongoing maintenance and inspection of storm water facilities. Following further discussion, the options include:

1. Enhancing the current bylaws and subdivision regulations perhaps by incorporating the VLCT model ordinance and layering in the information to form based code.
2. Gathering more information on forming or joining an existing storm water utility.

Jaimie Heins will asked Shelburne Natural Resources Committee for input on storm water. It was suggested Julie Beth Hinds could be contacted for information on storm water utilities.

Don Rendall, SNRCC, urged getting a broader perspective rather than reacting. The storm water manual is in response to the EPA to solve problems for everyone, but the town may need to go beyond what is being set as a standard.

8. OTHER ZONING ISSUES

Trailers/Vehicles Used as Storage

Section 1950.2.J(1)(2)(3) was edited to read as follows:

1. Abandoned or unused appliances, plumbing fixtures, furniture, equipment, and motor vehicles if kept on site shall be located and screened so as to not be visible from adjacent roads or properties. Motor vehicles shall not be used for storage of solid waste, garbage, trash, litter or other debris.
2. Unenclosed storage of four or more unregistered motor vehicles constitutes a junkyard or salvage yard and is not permitted except in connection with an approved vehicle salvage operation or with a valid salvage yard permit.
3. Delete the entire subsection.

Section 1980.9 was edited to have capitals letters in the title to read: "Storage in Motor Vehicles, Motor Vehicle Trailers, and Portable Storage Containers." The word "motor" was inserted before "vehicle trailer" in the first sentence, and "renewal of these permits"

was deleted from the sentence. A statement was added to read: "Shipping containers may not be placed on site anywhere for storage."

The definition for "portable storage container" needs to be clear and distinct from a shipping container. The definition of 'motor vehicle trailer' should read: "A wheeled vehicle hauled by another vehicle and used to carry materials over land. Trailers are considered a vehicle and may not be repurposed as a structure." It was noted a structure does not include a motor vehicle as defined by the Department of Motor Vehicles.

There was discussion of using the edited version of Section 1950 as noted above and considering Section 1980 as presented in Option #2 from staff. Dean Pierce and Ann Hogan will further work on the language in Section 1950.

Sign Lighting

There was agreement the table showing sign lighting levels by district and time should be included in the regulations to show the hours with a qualifier that "Hours On" may be extended as part of an approval by the DRB. It was noted low level hours are 50% of the maximum lighting level allowed.

9. RENEWABLE ENERGY FACILITY SITING UPDATE

Jaime Heins reported the Town Attorney is still reviewing the draft ordinance. Planning commissioners can individually communicate to the Governor on S.230 (solar siting bill). No word yet on whether the bill will be vetoed or not.

10. OTHER BUSINESS

Plan Amendments & Zoning Changes

The Selectboard is holding a public hearing on the plan amendments and zoning changes on June 14, 2016.

Envision Training

Training on the Envision Tomorrow tool will be scheduled.

Planning Commission Summit

The summit on storm water/clean water is scheduled May 31, 2016.

11. ADJOURNMENT

MOTION by Mark Brooks, SECOND by Dick Elkins, to adjourn the meeting.

VOTING: unanimous (7-0); motion carried.

The meeting was adjourned at 9:30 PM.