

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
October 27, 2016**

MEMBERS PRESENT: Jamie Heins (Chairman); Mark Brooks, Dick Elkins, Jason Grignon, Don Posner. (Kate Lalley, Ann Hogan, and Peter Antinozzi were absent.)

STAFF PRESENT: Dean Pierce.

OTHERS PRESENT: Lucy Gibson, Sophie Sauvé, Tracey Beaudin, Ron Bouchard, Becky Castle, Jason Charest, Wendy Saville.

AGENDA:

1. Call to Order
2. Approval of Agenda
3. Disclosure of Potential Conflicts of Interest
4. Southern Gateway Project Alternatives Presentation
5. Approval of Minutes (10/13/16)
6. Commissioner Questions/Comments
7. Open to the Public
8. Housing Subcommittee Report
9. Energy Plan Update
10. Roadmap for Rural District
11. Meeting Schedule for November and December
12. Other Business/Correspondence
13. Adjournment

1. CALL TO ORDER

Prior to the arrival of Chairman Jaime Heins and with a quorum present, Mark Brooks called the meeting to order at 7 PM.

2. APPROVAL OF AGENDA

MOTION by Don Posner, SECOND by Jason Grignon, to approve the agenda as presented. VOTING: unanimous (4-0)[Jaime Heins not present for vote]; motion carried.

3. DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST

None.

4. SOUTHERN GATEWAY PROJECT ALTERNATIVES

Lucy Gibson and Sophie Sauvé with Dubois & King and Jason Charest with Regional Planning gave a presentation on the Southern Gateway Project that looked at pedestrian/bike facilities along Route 7 between the Shelburne Museum and Vermont Teddy Bear. Off-road sidewalk, on-road sidewalk, and a shared use path were considered. The project area was divided into three segments: Segment 1 - Harbor Road intersection to Shelburne Green; Segment 2 - Shelburne Green to Vermont Teddy Bear, and Segment 3 - Vermont Teddy Bear to Ridgefield Road. Recommendations include:

- Asking VTrans to reduce the speed limit on Route 7 by the brewery to 35 mph so a crosswalk can be installed with a rectangular flashing beacon. The median should be raised and should be located between the entrance to the vineyard and the entrance to Fiddlehead Brewery. VTrans will only agree to a raised island with landscaping if the town agrees to maintain the area otherwise the median will be concrete.
- Having a 6' wide path for walking or a 10' wide shared use path of gravel or aggregate. The path should be plowed in the winter to be accessible. Lighting is recommended during evening hours at least. Lighting can be solar. Easements for the path on private property will be needed. Utilities will have to be relocated as needed. The town should maintain the path. Issues include wetlands buffers, amendments to Act 250 and local permits, and documenting archeological resources in the area.
- Considering takeover of the length of Route 7 through the village to control speed of vehicles and be able to design and install medians.
- Pros and cons of each alternative include:
 - With an off-road sidewalk there is direct connection to uses and cost effectiveness (pros), but the sidewalk crosses private property in places (con).
 - With an on-road sidewalk the facility is in the public right-of-way (pro), but is a longer route that involves wetlands (con).
 - With the shared path there is direct connection and pleasant experience (pros), but the cost is higher and there is greater impact on wetlands (cons).
 - All the alternatives meet the purpose and needs, but the off-road path offers a more direct route. The shared use path provides the most benefit, but has higher complexity though not insurmountable.
 - Past public presentations show the public leaning toward an off-road path. The median was well received.
- Cost estimate for the facility is over \$1 million.

There was discussion of bus service to Vermont Teddy Bear (couple of runs per day with additional runs in December). Dick Elkins asked if Local Motion has any plans for bike paths through the town. Dean Pierce said the Regional Bike Plan now known as the Active Transportation Plan shows the southern gateway portion as high demand, high visibility. Jason Charest said input/comment from Local Motion will be gathered on the alternatives.

Dean Pierce will provide information to the Planning Commission on the town taking over Route 7 through the village. There is a cost implication relative to maintenance.

Wendy Saville, Paths Committee, asked the possibility of the state approving a median and crosswalk on Route 7. Lucy Gibson said the state will consider the request if there is a safety reason. Ms. Saville mentioned the vineyard is interested in a path connection because there is a Local Motion stop there, and a paved path is better for use than a gravel path.

Mark Brooks asked about have a shared use path for a distance on the eastern side of the road. Lucy Gibson said the sidewalk can be widened on that side of the road. Mr. Brooks spoke in support of having connectivity between businesses.

Lucy Gibson said further discussions will be held with landowners and stakeholders. Next steps include refining the final alternative with cost estimates. The information will be presented to the Selectboard.

5. APPROVAL OF MINUTES

October 13, 2016

MOTION by Don Posner, SECOND by Jason Grignon, to approve the minutes of 10/13/16 with the following correction(s)/clarification(s):

Page 1, Disclosures – correct that Jaime Heins’ wife serves on the Library Board and delete the sentence reading: “Mr. Grignon noted he lives....”

Page 2, Zoning Issues, 1st sentence – change “review” to “reviewed” and in the second bullet – change “inset” to “insert”.

VOTING: unanimous (5-0); motion carried.

6. COMMISSIONER QUESTIONS/COMMENTS

None.

7. OPEN TO PUBLIC

None.

8. HOUSING SUBCOMMITTEE REPORT

Ron Bouchard mentioned the members of the Housing Subcommittee (Tracey Beaudin, Brian Precourt, Pam Brangan, Mark Brooks). The committee meets monthly and is compiling information on historical and current population in the town, county, and state, demographics, type, age, and size of houses in Shelburne, size of lots, locations, value of homes and fluctuation over time. The information will be published in a booklet to be titled “Housing in Shelburne”. The interactive housing map on the Shelburne website provides information on every house in the town.

The Planning Commission thanked the Housing Subcommittee for their work.

9. ENERGY PLAN UPDATE

Dean Pierce reviewed the additions to tier 2 constraints for solar and wind energy locations that will change the locations from “prime” to “base”. The recommendations will be communicated to Melanie Needle. Dean Pierce also mentioned the help from Regional Planning being offered to three communities to develop their town plans so the community will have more say in the 248 process. Shelburne is one of the towns being assisted by Regional Planning.

10. ROAD MAP FOR RURAL DISTRICT

There was discussion of breaking the large rural/conservation districts into smaller “nodes”. Dick Elkins felt there is no need to change the district, but the language for a Rural PUD should be clarified. Dean Pierce advised looking at the goals for the Rural District and whether the growth is consistent with the language in the town plan, and if not, then the language may need to be changed. A map showing the lots in the Rural District with the developable areas highlighted could be done.

The Planning Commission will review the recommended actions in the town plan, a buildout analysis in a longer term outcome under current zoning, and the Rural PUD.

11. MEETING SCHEDULE NOVEMBER & DECEMBER

Following discussion the Planning Commission agreed to meet November 17th and do a Doodle poll for the meeting date(s) in December.

12. OTHER BUSINESS/CORRESPONDENCE

Integrated Agriculture

There was discussion of the requirements for integrated agriculture and compliance to the bylaw. Requiring profit and loss statements is problematic for farms because there are variables in agriculture which cannot be controlled, such as weather and disease that impact the end product. There is no enforcement of the bylaw and some businesses/farms are not in compliance. The Planning Commission will continue to discuss the matter.

13. ADJOURNMENT

**MOTION by Dick Elkins, SECOND by Mark Brooks, to adjourn the meeting.
VOTING: unanimous (4-0)[Don Posner not present for vote]; motion carried.**

The meeting was adjourned at 9:30 PM.

RScty: MERiordan