

THE WRITTEN MINUTES ARE A SYNOPSIS OF DISCUSSION AT THE MEETING. MOTIONS ARE AS STATED BY THE MOTION MAKER. MINUTES ARE SUBJECT TO CORRECTION BY THE SHELBURNE NATURAL RESOURCES AND CONSERVATION COMMITTEE. CHANGES, IF ANY, WILL BE RECORDED IN THE MINUTES OF THE NEXT MEETING OF THE COMMITTEE.

## **Natural Resources and Conservation Meeting**

Draft Meeting Minutes

Wednesday, January 10, 2018  
Meeting Room 2, Shelburne Town offices

### **Attendance:**

#### Members Attending

Gail Albert, Sean MacFaden, Don Rendall, Fred Morgan, Peggy Day, John Cocina, Kyle Bergeron

#### Committee Staff attending

Dean Pierce

### **Call to order:**

The meeting was called to order by Gail Albert at 7:05 PM.

### **Approval of Agenda:**

Gail Albert noted that the presentation regarding the library must be deferred until the next meeting. Don Rendall moved approval of the agenda as amended, with Fred Morgan seconding. The agenda was approved unanimously as amended.

### **Approval of Minutes:**

John Cocina moved approval of the meeting minutes for December, with Don Rendall seconding. The minutes were approved.

### **Open to Public:**

There were no public comments.

## **Development Review:**

Dean Pierce briefly identified projects scheduled for discussion at upcoming DRB meetings, including a proposal by Jonathan Harris and Amanda Harris Herzberger to establish two units of Farm Worker Housing on the High Acres property south of Shelburne Farms. Peggy Day volunteered to serve as the Committee's 'contact person' for the project. Other future projects include the Farrington project and the Coleman project

### Harris/High Acres

The group made a number of observations about the project. While members are generally very supportive of efforts to maintain land in agriculture in Shelburne, which is implicit in the proposal, they had serious doubts about the project's conformance with the Zoning bylaw. They cannot see how this particular request for farmworker housing complies with the Zoning bylaw, which defines Farm Labor Dwelling as "A dwelling unit, located on an active farm operation, used as housing for a farm employee working on the farm, and members of the employee's immediate family." The SNRCC recognized that parts of the property are farmed by others as part of separate operations (e.g., Shelburne Farms). However, the portions of the property available to be worked by the expected occupants of the proposed homes do not constitute "an active farm operation." The lack of an active farm operation creates a situation that, at best, features "many loose threads." And approval of the present application as is could result in unintended consequences in the event other changes take place on the property and/or applications are later filed to subdivide or otherwise develop the entire property.

### Coleman

Dean Pierce shared copies of comments developed by the Bike and Pedestrian Paths Committee (BPPC) regarding the project. The BPPC made a couple of observations about the project. The first observation is that the northernmost lot in the project has features that seem to make it a strong candidate for dedication to the Town. The second observation is that, because the southernmost portion property is located in the Shelburne Falls Zoning district, and by virtue of Section 910 of the Subdivision bylaws is subject to zoning bylaw section 1900.7, "paved sidewalks shall be required along public and private streets and roads." He added that BPPC members expressed interest in sitting down with the SNRCC and applicant in the event another meeting is held as part of the Preliminary Plan application process.

Dean also reported that he had a copy of the SNRCC's comments on the Coleman sketch Plan had been printed and furnished to Gail Albert for signature. The comments will be scanned and emailed to the applicant and Kaitlin Mitchell.

## **Comprehensive Plan:**

With Dean Pierce using a laptop and projector to display the current Comprehensive Plan, the group reviewed much of the existing language relating to natural and scenic resources. Dean provided an overview, and members discussed several of the Recommended Actions. Peggy Day asked if there was a way to indicate which of the Recommended Actions had been completed. Dean responded that he did not have the ability to filter the material in that way.

Members also discussed how the large number of Recommended Actions might be simplified, prioritized, or categorized. They also discussed the importance of mapping. One member suggested separating Recommended Actions into two categories, one reflecting ongoing or “perpetual” actions and the other reflecting actions that once completed would not need to be repeated.

The group then discussed the timeframe for providing input to the Planning Commission. Dean noted that the Planning Commission is expected to discuss a revised schedule in the near future. Tentatively, he suggested that the subgroup developing comments on the plan aim to provide them to the Planning Commission by mid March.

**Stormwater Utility Advisory Committee:**

In Susan Moegenburg’s absence, Dean Pierce provided brief comments regarding the work of the Stormwater Utility Advisory Committee (SUAC). He mentioned the SUAC will need to develop policies relating to stormwater credits, which can be used to reduce the size of stormwater fees on some properties.

**Conservation Projects:**

There was no discussion under this item.

**Other:**

**Adjournment:**

On a motion by Peggy Day, seconded by Kyle Bergeron, and unanimous vote, the meeting was adjourned at 9:25 pm.