

**TOWN OF SHELBURNE
PLANNING COMMISSION
MINUTES OF MEETING
January 10, 2019**

MEMBERS PRESENT: Jason Grignon (Chair); Dick Elkins, Stephen Selin, Susannah Kerest. (Andrew Everett, Kate Lalley, and Asim Zia were absent.)
STAFF PRESENT: Dean Pierce, Planning Director.
OTHERS PRESENT: Russell Fox, Chris Burke, Rosalyn Graham, Gail Albert.

AGENDA:

1. Call to Order
2. Approval of Agenda
3. Approval of Minutes (12/13/18)
4. Disclosures/Potential Conflicts of Interest
5. Open to the Public
6. Zoning Matters
7. Climate Economy Initiative
8. Other Business/Correspondence
9. Adjournment

1. CALL TO ORDER

Chair Jason Grignon called the meeting to order at 7 PM.

2. APPROVAL OF AGENDA

MOTION by Dick Elkins, **SECOND** by Stephen Selin, to approve the agenda.

VOTING: unanimous (4-0); motion carried.

3. APPROVAL OF MINUTES

December 13, 2018

MOTION by Stephen Selin, **SECOND** by Susannah Kerest, to approve the 12/13/18 minutes as written. **VOTING: unanimous (4-0); motion carried.**

4. DISCLOSURES/POTENTIAL CONFLICTS OF INTEREST

None.

5. OPEN TO THE PUBLIC

No comments from the public at this time.

6. ZONING MATTERS

Public Hearing: Zoning Changes

The public hearing was opened at 7:05 PM. There were no comments.

MOTION by Dick Elkins, **SECOND** by Susannah Kerest, to close the public hearing on proposed changes to the zoning bylaw which may be summarized as changes that would allow limited expansion of certain structures encroaching on front yard and

side yard setbacks in the rural Zoning District duly warned on January 10, 2019.
VOTING: unanimous (4-0); motion carried.

MOTION by Dick Elkins, SECOND by Stephen Selin, to forward to the Selectboard for consideration and action the proposed changes to the zoning bylaw consisting of changes that would allow limited expansion of certain structures encroaching on front yard and side yard setbacks in the Rural Zoning District along with a copy of the associated Bylaw Change Report. VOTING: unanimous (4-0); motion carried.

Form Based Code Discussion

Dean Pierce reviewed three case studies with form based code:

- 2916 Shelburne Road – successful form based zoning project
- 93 Webster Road – stalled in the process due to objection to a proposed road feature per form based code
- 4253 Shelburne Road – stalled in the process due to access problem

Differences between the town's existing zoning regulations and form based zoning requirements were highlighted. Recommendations to make form based zoning more attractive to use were also reviewed. There was mention of the bylaws encouraging solar panels on buildings, but not requiring them. There was also mention of having form based code only in town or continuing to offer a choice to use the conventional zoning or form based zoning regulations. The Planning Commission will review the summary of changes recommended by the consultant, Brandy Saxton, and determine next steps such as holding discussions with landowners, economic development committee, and others on form based code.

7. CLIMATE ECONOMY INITIATIVE

Dean Pierce reported no concrete proposals have been brought forth in response to the RFP issued by the Vermont Council on Rural Development. The core focus is energy and transportation, and the deadline for submission is January 18, 2019.

Members of the Shelburne Business and Professional Association said the organization supports submitting a proposal, but does not have anything prepared.

In light of the fast approaching deadline, Jason Grignon suggested setting up a committee to work on a proposal for submission next year. Volunteers could be solicited to join the committee and a meeting could be held in the March timeframe.

8. OTHER BUSINESS/CORRESPONDENCE

Selectboard Town Plan Summary

Dean Pierce will circulate notes from the discussion on the town plan at the last Selectboard meeting.

Act 250 Study Report

Dean Pierce will send the report to the Planning Commission.

Regional Planning Transportation Study

Dean Pierce will send information on the study of I-89 from Williston to Winooski including a "12B" interchange. Potential impacts include shifting traffic eastward which could put development pressure on rural areas in Shelburne.

Housing Subcommittee

Information from the subcommittee will be forwarded to the Planning Commission.

9. ADJOURNMENT

MOTION by Stephen Selin, SECOND by Dick Elkins, to adjourn the meeting.

VOTING: unanimous (4-0); motion carried.

The meeting was adjourned at 9:03 PM.

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