

**TOWN OF SHELBURNE
PLANNING COMMISSION
MINUTES OF MEETING
January 23, 2020**

- MEMBERS PRESENT:** Jason Grignon (Chair); Kate Lalley, Neil Curtis [via telephone], Stephen Kendall, Megan McBride, Jean Sirois. (Stephen Selin was absent.)
- STAFF PRESENT:** Dean Pierce, Planning Director; Brian Monaghan and Kristen Shamis, Town Attorney.
- OTHERS PRESENT:** Eileen Warner, Anthony Seidita, and other individuals observable on videotape. (Audience members did not oblige sign in sheet.)

AGENDA:

1. Call to Order
2. Approval of Agenda
3. Approval of Minutes (1/9/20)
4. Disclosures/Potential Conflicts of Interest
5. Open to the Public
6. Telecommunications Ordinance Topics
7. Zoning Topics
8. Future Meeting Schedule and Topics
9. Other Business/Correspondence
10. Adjournment

1. CALL TO ORDER

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

2. APPROVAL OF AGENDA

MOTION by Kate Lalley, **SECOND** by Stephen Kendall, to approve the agenda.

VOTING: unanimous (6-0); motion carried.

3. APPROVAL OF MINUTES

January 9, 2020

MOTION by Megan McBride, **SECOND** by Jean Sirois, to approve the minutes of 1/9/20 as presented. **VOTING: unanimous (6-0); motion carried.**

4. DISCLOSURES/POTENTIAL CONFLICTS OF INTEREST

None.

5. OPEN TO THE PUBLIC

There was public comment from residents in the neighborhoods by the former Champlain Lanes property in support of preserving the rules and regulations as they relate to the proposed development by Pecor and Champlain Housing. Comment was made on Harbor Place and not modifying the rules to accommodate dense housing and apartment buildings in Shelburne which will open a floodgate for other similar buildings to happen.

Concern was expressed that Champlain Housing is involved with Harbor Place which has had major issues and is not well managed. Other points that were made included:

- Making changes to appease the developer, architect, and housing manager will really change the neighborhood.
- High density housing should be within the ranges the Planning Commission felt were good for the neighborhood.
- There are already traffic issues in the area.
- It is not clear how there will be green space, landscaping, two buildings, parking, and a play area on the Champlain Lanes site.
- Capacity of the school to handle additional students and need for another school bus possibly impacting taxes.

Jason Grignon urged the neighbors to attend the presentations on the proposed development when an application is submitted to the DRB. Questions on the capacity of current infrastructure are considered. Kate Lalley added Shelburne is part of a consolidated school district and school costs are shared across the member towns.

6. TELECOMMUNICATIONS ORDINANCE TOPICS

Deliberative Session with Town Attorneys

MOTION by Stephen Kendall, SECOND by Jean Sirois, to go into Deliberative Session to discuss telecommunications topics with the Town Attorney. VOTING: unanimous (6-0); motion carried.

Deliberative session was convened at 7:16 PM and adjourned at approximately 9:00 PM.

Amendment of Rules of Procedure and Conflict of Interest Policy

Shelburne Telecommunications Review Board Rules of Discovery and Evidence

Minor edits were made to the Rules of Procedure and Conflict of Interest document (Section VII.J remove the word “the” before “Planning and Zoning” in the first sentence) and to the Telecommunications Review Board Rules of Discovery and Evidence (correct the acronym to “TRB” where necessary and correct name spellings of planning commissioners on the signature page as needed).

MOTION by Stephen Kendall, SECOND by Jean Sirois, to accept the Rules of Procedure and Conflict of Interest Policy and the Shelburne Telecommunications Review Board Rules of Discovery and Evidence as amended. VOTING: unanimous (6-0); motion carried.

7. ZONING TOPICS

PUD Buffer Amendments & Form Based Zoning Amendments

Postponed to a future meeting.

8. FUTURE MEETING SCHEDULE AND TOPICS

February meeting topics:

- TRB hearing
- PUD buffer discussion

- Form based zoning amendments
- Sidewalk fund discussion

9. OTHER BUSINESS/CORRESPONDENCE

None.

10. ADJOURNMENT

MOTION by Stephen Kendall, SECOND by Megan McBride, to adjourn the meeting. VOTING: unanimous (6-0); motion carried.

The meeting was adjourned at approximately 9:40 PM.

RScty: MERiordan