

**TOWN OF SHELBURNE
PLANNING COMMISSION
MINUTES OF MEETING
February 22, 2018**

MEMBERS PRESENT: Jason Grignon (Chair); Dick Elkins, Kate Lalley, Susannah Kerest. (Andrew Everett, Perry Gagliardi, Asim Zia, and Graham Byers were absent.)
STAFF PRESENT: Dean Pierce, Planning Director.
OTHERS PRESENT: Nate Burris, Frank Talbott.

AGENDA:

1. Call to Order
2. Approval of Agenda
3. Approval of Minutes (2/8/18)
4. Disclosure of Potential Conflicts of Interest
5. Open to the Public
6. Comprehensive Plan
7. Updates
8. Commissioner Questions/Comments
9. Other Business/Correspondence
10. Adjournment

1. CALL TO ORDER

Chair Jason Grignon called the meeting to order at 7:12 PM.

2. APPROVAL OF AGENDA

MOTION by Dick Elkins, **SECOND** by Kate Lalley, to approve the agenda as presented. **VOTING: unanimous (4-0); motion carried.**

3. APPROVAL OF MINUTES

February 8, 2018

MOTION by Dick Elkins, **SECOND** by Kate Lalley, to approve the minutes of February 8, 2018 with the following correction(s)/clarification(s):

- Page 4, Item #8 Updates, Neighborhood Development Area – correct the quotation marks around “neighborhood development area”.

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

4. DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST

None.

5. OPEN TO THE PUBLIC

Nate Burris, resident, suggested language be added to Section 320.21 of the bylaw for conditional outdoor recreation uses to limit cutting, removal, and destruction of vegetation for commercial conditional outdoor recreation uses in the Rural District except to maintain and promote the growth of such vegetation. Existing uses would not be affected, but the language will help preserve existing forest and woodlands in the Rural

District. Presently there are no bylaws to prohibit clearing of forest area for a commercial recreation use in the Rural District.

There was discussion of clearing for golf courses or bridle paths for horses at boarding facilities or clearing land on a farm for an added value use, for example. Dean Pierce pointed out activities covered by rural ag practices (RAP) are not impacted by zoning. Jason Grignon expressed concern about adding another layer to existing zoning that may already cover this. The DRB will further discuss the suggestion at the next meeting.

6. COMPREHENSIVE PLAN

Future Land Use

Dean Pierce gave a presentation on future land use and growth in different forms (diffused, midline, core), noting the future land use map and growth should reinforce each other, but also can stand alone.

Public Works Policy

Public works policy says growth should slow down until the town has public works capacity (i.e. town services of water, sewer, schools). Shelburne's waste water treatment plants have not reached capacity, but both plants are approaching the 20 year benchmark. It is expensive for the town to operate two treatment plants. Shelburne's school (k-8th Grade) has enrollment of approximately 750 students and can accommodate up to 870 students. Projections show a modest increase in enrollment of 800 students in 10 years. The school is not a limiting factor to growth in town.

Growth and Development

Kate Lalley suggested tying growth to development patterns the town wants to see and use the hard numbers on available sewer and school capacity to support the development. There could be a fair amount of density with development using form based code without impact on rural areas. Where development is occurring and the pattern of development is important.

Dick Elkins said the town does not want to tell a developer that development cannot be done in the growth area on the Route 7 corridor just because the proposal for Kwiniaska is using up the growth allowed for the year. Following further discussion there was agreement the average growth for the town should be 50 people per year. Jason Grignon commented there are still parameters (i.e. capacities) in which growth would have to take place regardless of the number of people per year.

The Planning Commission discussed moving toward form based zoning as the only option for development and incorporating the character areas from form based code into the Land Use Map. An objective could be added to the Comprehensive Plan to adopt form based zoning as the de facto zoning.

Housing

No discussion.

Visual Preference Survey

There was discussion of getting input on development patterns via a visual survey. The survey could be used for transect planning from urban to rural. Examples could be shown of interesting development and what different types of development look like (urban, suburban, rural, ag, natural patterns) to give an indication of the built result. More density could be shown in the growth area organized in a certain way, for example. The survey should ask people what is wanted in a specific area of town (rural, midline, core).

There was discussion of the expectation of response with the survey and how meaningful the responses will be. The goal is to make housing available both for people who work and live in Shelburne and for people who do not yet live in town because the housing they desire is not available. The survey could ask what pattern of development is preferred and the benefits of the pattern. Dick Elkins asked for the results of prior surveys that were done to be able to gauge the response that could be expected with the visual preference survey. Dean Pierce will forward the two previous surveys.

The Planning Commission will continue discussion of Future Land Use, Historical and Cultural, and Natural Resources sections of the comprehensive plan at the next meeting.

Frank Talbott, Village Farm, spoke about value added products as a means to keep farms in business, but the current zoning regulations may not allow this. The Village Farm provides educational activities such as summer camps, school camping trips, animal husbandry, forest farming, and other ag practices. Ag tourism practices should be incorporated into an expanded definition of farming to help small farms survive. The land for Village Farm is in conservation and the development rights were sold to Vermont Land Trust. There are easements to allow farming, education and recreation uses. The town definitions have added further restrictions. The farm is in compliance with the easements which is confirmed by Vermont Land Trust each year.

8. UPDATES

None.

9. COMMISSIONER QUESTIONS/COMMENTS

- Dick Elkins suggested discussing smaller lots in the form based zoning district in the Route 7 corridor to allow four units of mixed use because developers can get better financing.
- Jason Grignon reported on the energy workshop at VLCT Municipal Day. The workshop was very informative. The Town of Hartford hired an energy coordinator.
- Dean Pierce mentioned the town will reimburse planning commissioners for the cost of training opportunities through VLCT.

10. OTHER BUSINESS/CORRESPONDENCE

None.

11. ADJOURNMENT

**MOTION by Kate Lalley, SECOND by Susannah Kerest, to adjourn the meeting.
VOTING: unanimous (4-0); motion carried.**

The meeting was adjourned at 9:21 PM.

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