



Town of Shelburne, Vermont

FIRE/RESCUE PROPERTY STEERING COMMITTEE

MEETING MINUTES

Monday, June 3, 2019

7:00 P.M.

Shelburne Town Offices, 5420 Shelburne Road, Shelburne, Vermont

Present: Lee Krohn, Chair; Fire Chief Jerry Ouimet, Rescue Chief Jacob Leopold, Selectboard member Mike Ashooh, Catherine Collette, Chris Boyd, Doug Merrill; also Deputy Fire Chief John Goodrich, Deputy Rescue Chief Devin Major, and Joe Weith for Healthy Living

The meeting was called to order at 7:00 P.M., with introductions all around.

Motion by Boyd to approve the agenda; seconded by Merrill and approved unanimously.

Motion by Merrill to approve the minutes of May 6, 2019; seconded by Ouimet and approved unanimously.

There were no public comments.

Weith offered an update on process. An application for sketch plan review (copies and plans distributed to the committee) was filed on 5/28 for a hearing before the DRB on 6/19. As noted at the prior meeting, Rice Lumber landowner Carroll also seeks other boundary line adjustments to other lots. These applications are kept separate so each can travel its own path, but were submitted for hearing the same evening so the DRB can understand fully all proposed changes on the overall property.

The overall development review process was summarized. This is a three-step process of sketch plan, preliminary, and final review. Technically, we are amending the previous PUD approval for Rice Lumber. It will require multiple layers of local review (PUD amendment, subdivision, site plan, conditional use...); and then Act 250 review at the state level. Two concept plans are proposed for consideration at this time; plan 2.1 appears clearly preferable for smoother ingress/egress and traffic flow within the site. This also proposes expanding the rear lot boundary by 18'.

Also sought are waivers as permissible in PUD review: one relates to setbacks from property lines, another relates to having the access road span the property line between this and the property to the north, and another relates to lot coverage (bylaw limit is 50%; proposed are 59% for Healthy Living, and 72% for the municipal lot). The original PUD approval allowed a density transfer from conservation land to commercial lots, and review of lot coverage for the PUD as a whole, not on each individual lot. Sketch plan review is the time to learn the DRB's thoughts on these essential matters. Traffic access and flow were discussed further.

As is also known, further analysis is still needed of site conditions, including a Phase 1 environmental assessment. This work won't begin until Healthy Living has selected a developer, who will handle that work with us as partners; and who would eventually construct and lease back the building to Healthy Living.

The overall goal is to learn what we need to know to advise the Selectboard whether to move ahead toward a Town Meeting vote for prospective purchase of the property.

The importance of attending and participating in the DRB hearing on June 19 was stressed.

With no other business, the meeting adjourned at 8:40 P.M.

Respectfully submitted by Lee Krohn.