

**TOWN OF SHELBURNE
PLANNING COMMISSION
MINUTES OF MEETING
June 28, 2018**

MEMBERS PRESENT: Jason Grignon (Chair); Andrew Everett (Vice Chair); Dick Elkins. Susannah Kerest, Stephen Selin, (Kate Lalley and Asim Zia were absent.)
STAFF PRESENT: Dean Pierce, Planning Director.
OTHERS PRESENT: Gail Albert, Don Rendell, Dick and Peg Meunier.

AGENDA:

1. Call to Order
2. Approval of Agenda
3. Approval of Minutes (6/14/18)
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 PM.

2. APPROVAL OF AGENDA

MOTION by Stephen Selin, **SECOND** by Dick Elkins, to approve the agenda.
VOTING: unanimous (5-0); motion carried.

3. APPROVAL OF MINUTES

June 14, 2018

MOTION by Dick Elkins, **SECOND** by Stephen Selin, to approve the 6/14/18 minutes as written. **VOTING: unanimous (5-0); motion carried.**

4. DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST

None.

5. OPEN TO THE PUBLIC

There were no comments from the public at this time.

6. COMPREHENSIVE PLAN

Future Land Use

The Planning Commission continued review of the text and made edits, grammatical and format corrections as noted:

- In Objective 9 on the Shelburne Falls area change “shall be reinforced” to “shall be maintained”.

- In Growth Area 2: Beyond the Village, paragraph beginning “GOALS FOR THIS AREA” delete “for this area”, and in the second sentence delete “As noted above”. In the third sentence delete “also” after “It”.
- In Objective 1 add a sentence reading: “Encourage the continued development of form based zoning within Growth Area 2.”
- In Objective 2 add to the end of the sentence “and encourage applicants to opt-in to the use of form based zoning”.
- Append Objective 5 to the end of Objective 6 and add “with the following characteristics:” to the end of the paragraph. Delete the text reading: “Require that development to parcels of three acres or more be treated as Planned Developments with design standards to encourage the following characteristic:”.
- In Recommended Action 9 add “When classification of a waterbody or waterway may change to “impaired” status authorize the DRB to apply larger buffer requirements.”
- Delete Recommended Action 12 (foregoing design and conservation principles).
- In the Rural Area: Outside of the Growth Area, first paragraph change “both traditional forms of recreation...” to “various forms of recreation”.
- Move the Goal to precede the Objectives.
- Delete “In some of” in the sentence beginning “In some of the Rural Area...” and add this sentence as the first sentence in the paragraph beginning “To minimize infringement on the rural qualities....”. In the same paragraph change “as Quality Places” to “to become Quality Places”, and in the sentence beginning “Rural hamlets...” delete “conceived through form based zoning”.
- In Objective 2 rewrite the second sentence to read: “Re-evaluate whether undevelopable land area such as wetlands, steep slopes, floodplain should not be counted in determining density.”
- In Recommended Action 2, bullet beginning “Refine the existing “Conservation Subdivision” insert “and improves” between “protects” and “core” in the sentence about developing a Wildlife Habitat Overlay District.
- In “Policy on Noise” end the paragraph at “welfare of the community” and delete the text reading: “and may include.....using common sense and understanding.”

The Planning Commission discussed the difficulty experienced by Dick and Peg Meunier in trying to subdivide their 10 acre lot due to slope greater than 15%. Dick Elkins will work on an amendment to the zoning regulations that addresses developable land and slopes.

Natural Resources

Don Rendell and Gail Albert reviewed the text drafted by the Natural Resources Committee for the Natural Resources section of the plan. The Planning Commission made edits as noted:

- In Objective 1.3 – break up the sentence into several shorter sentences.
- Replace Objective 1.4 (productive use of agricultural land) with Objective 1.7 (“right to farm”).
- Make the sentence in Objective 1.6.2 (outdoor domestic cats) as Objective 1.6.4.

- Change Objective 1.6.3 to read: “Revisit lighting regulations to address concerns about lighting impacts on natural resources.”
- In Objective 2 delete “aquatic and terrestrial” in the first sentence.
- In Objective 2.5.1 change the first sentence to read: “Support programs that” and replace #2 (“Establish regulations based on monitoring data ...”) with “Monitor water quality in local streams and Lake Champlain.” Add #3 to read: “Monitor and manage invasive species.”
- In Objective 2.7 insert “collected by groups such as Lewis Creek Association” between “data” and “at least”.
- Objective 7 speaks to the town following best practices to protect natural resources as is required of others. Change Objective 7.9 (town’s practices and principles of natural resource protection with respect to road construction) to Objective 6.4.
- In Objective 7.9.3 change “Planning” to “Plan”.
- In Objective 7.9.4 change “Creating and budgeting” to “Continue to budget...”
- Ensure the name of the Conservation Fund is consistent throughout the document and with other references to the fund.

Public Utilities, Facilities, and Services
Postponed to the next meeting.

Telecommunications
Postponed to the next meeting.

7. UPDATES

The Planning Commission viewed portions of the plan prepared by Maja Smith to date.

8. COMMISSIONER QUESTIONS/COMMENTS

Susannah Kerest mentioned a phone call from a resident about the quality of the water in the holding pond on Kwiniaska Golf Course.

9. OTHER BUSINESS/CORRESPONDENCE

Staff will email the PSB announcements to the Planning Commission.

10. ADJOURNMENT

**MOTION by Andrew Everett, SECOND by Dick Elkins, to adjourn the meeting.
VOTING: unanimous (5-0); motion carried.**

The meeting was adjourned at 10 PM.

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