

A VIDEO RECORDING OF THE MEETING IN ITS ENTIRETY IS AVAILABLE THROUGH VERMONTCAM.ORG. THE WRITTEN MINUTES ARE A SYNOPSIS OF DISCUSSION AT THE MEETING. MOTIONS ARE AS STATED BY THE MOTION MAKER. MINUTES SUBJECT TO CORRECTION BY THE SHELBURNE PLANNING COMMISSION. CHANGES, IF ANY, WILL BE RECORDED IN THE MINUTES OF THE NEXT MEETING OF THE COMMISSION.

**TOWN OF SHELBURNE
PLANNING COMMISSION
MINUTES OF MEETING
August 9, 2018**

MEMBERS PRESENT: Jason Grignon (Chair) [via telephone]; Andrew Everett, Kate Lalley, Dick Elkins, Asim Zia. (Susannah Kerest and Stephen Selin were absent.)

STAFF PRESENT: Dean Pierce, Planning Director.

OTHERS PRESENT: Ron Bouchard, Gail Albert, Don Rendell, Judy Raven, Tracy Beaudin, Joanna Watts, Josh Dein, Ellen McShane, Steve Baietti, Jonathan Harris, Donna Fialkoft, Judy Frazer.

AGENDA:

1. Call to Order
2. Approval of Agenda
3. Comprehensive Plan Topics
4. Zoning Topics
5. Approval of Minutes (7/26/18)
6. Other Business/Correspondence
7. Adjournment

1. CALL TO ORDER

Chair Jason Grignon participated by telephone. Vice Chair Everett facilitated the meeting and called to order at 7 PM.

2. APPROVAL OF AGENDA

MOTION by Kate Lalley, SECOND by Asim Zia, to approve the agenda. VOTING: unanimous (5-0); motion carried.

3. COMPREHENSIVE PLAN TOPICS

Dean Pierce reviewed state regulatory requirements for the comprehensive plan including specific sections such as the vision for the town, land use, natural resources, growth and development, recreation, child care, education, transportation. Shelburne has a total of 11 sections in the comprehensive plan. The plan must be prepared consistent with the state's planning goals. The format of Shelburne's plan is to list goals, objectives, and recommended actions in each section. The revised plan has an emphasis on graphics, pictures, and maps, rather than a lot of text. The maps are compiled in a separate book. Positive comment was heard at the public session on the design of the revised plan and the clarity of vision and values. People also urged continuing to think about ways to get people out of their cars.

COMMENTS

Judy Frazer questioned how scenic resources can be conserved with the large houses that are built close together in some areas of Shelburne, such as Spear Street. Ms. Frazer said the plan needs to protect quality of life and what makes the town beautiful and unique. Dean Pierce explained the town plan helps decide what is in the zoning regulations. The

regulations determine what a developer can build. There are areas that indicate more density (more housing units) than other areas. Once the maps in the plan are digitalized and posted online the maps can be overlaid to see where development impacts habitat, for example, by overlaying the wildlife habitat map and the land use map.

Judy Raven suggested with so many objectives and recommendations in the plan there should be prioritization. Andrew Everett said the Planning Commission has been concerned with prioritizing goals and preserving views, and has been looking for tools to do this.

Donna Fialkoft urged paying attention to the portals to the town especially north and south. The commercial development there is ugly and there are many empty spaces. Ms. Fialkoft suggested a town skating rink on the town green would provide a recreational activity for all in the center of the village.

Ellen McShane spoke positively on the information on placemaking.

Tracy Beaudin spoke positively about the layout of the plan with pictures, graphics, and maps. Ms. Beaudin asked about the population growth data and housing unit projections, and urged thinking about the number of cars with large developments. Andrew Everett said the population and housing numbers are anticipated growth trends based on a regional forecast. The plan supports incorporating non-vehicle ways to get places (i.e. walk, bike) and the Planning Commission discussed providing for different modes of transportation.

Jonathan Harris asked if the plan includes the notion of places of culture in the rural area or new models of land use that speak more to the future. There could be a new zoning designation of "Rural Culture Center". Mr. Harris cited the Bread and Puppet Theatre in the Northeast Kingdom as a beautiful use of the landscape. Andrew Everett noted there are farms offering education and social components to their agricultural farm business. Asim Zia said the cultural proposal aligns well with the placemaking concept. Mr. Harris also asked about hamlets in the rural zone or exploring pocket neighborhoods with small cottages around a common green or co-housing for a sense of communal village life. Kate Lalley said the Planning Commission has been thinking there are other ways besides sprawl to develop. Hamlets would focus growth and keep the rural area as natural as possible. The plan does show how much conserved land there is in town.

Ellen McShane suggested adding the word "cultural" to the list of land uses in Objective 6 on Page 21 of the plan.

Judy Frazer suggested having a multi-faceted community center in Shelburne that hosts events and where people can gather.

Gail Albert expressed appreciation to the Planning Commission for incorporating into the plan the work being done by other committees in town. The Open Space Plan distinguishes between land conserved in perpetuity versus land as part of the community

without long term protection. The DRB needs to be able to make this differentiation. Kate Lalley pointed out the plan is a snapshot of where growth is intended, what is rural and what is conserved. Gail Albert noted the Natural Resources Committee uses the conservation maps to help pursue funding from the townspeople for conservation of land. Ms. Albert suggested incorporating into the zoning regulations that large developments need to include common space that could be used by the community.

There was discussion of getting the public more involved in town planning. Ellen McShane suggested adding a comment in the plan saying that going forward the plan will continue to be community focused with input from the public. Gail Albert said one way to encourage people to get more involved is with technology that allows participation remotely. Participating in the community is very fulfilling. Judy Frazer said people will accept changes to the plan more readily if brought into the process. Do changes from the bottom up, not top down. Andrew Everett noted there are public information meetings before the regular Planning Commission meetings in August and public hearings by the Selectboard before final approval of the plan in mid-February 2019 so there is additional opportunity for public input.

There was mention of updating the zoning regulations once the revised comprehensive plan is adopted. Ideas for change in the zoning regulations can be submitted at any time. Gail Albert suggested business owners in the Route 7 corridor be part of the visioning. Andrew Everett said outreach to the business community has been done. Kate Lalley added Shelburne may be chosen for a brainstorming session on planning facilitated by the consulting team of White & Burke.

4. ZONING TOPICS

There was discussion of changes to Section 2100.30 pertaining to slopes in the Rural District (remove the restriction of 15% slope from the definition), Section 340 pertaining to subdivisions (development must be a PUD), and Section 330.1 pertaining to the number of acres (refer to Section 1930.3 for PUD review).

COMMENTS

Gail Albert said the Natural Resources Committee is concerned with the removal of steep slopes because this change will open the door to removing other conditions of development in the Rural District in the future and could result in “spot zoning”. Kate Lalley explained wetlands and flood hazard areas are regulated by the state and federal flood insurance program. The proposed changes to the zoning will allow growth to occur where it already exists (i.e. on an existing lot), and provides a disincentive to develop on land with no development presently. Gail Albert urged trying to find another way without building on steep slope and downplaying the importance of the geography.

Dick Elkins suggested the open space requirement should be changed to 50% so the DRB can use the open space for a buffer and protect the targeted resources on the land (wetlands, wildlife corridors, and such). The sale of development rights could also be considered so a five acre lot in the Rural District could equate to two units in the Form Based District.

Don Rendell said the proposed zoning changes to slope and open space could be a major policy change for the Rural District. Twenty-five lots will be impacted by the change which means there could be 25 more houses in the Rural District making the rural area less rural.

The Planning Commission noted past discussions of lot size up to 15 acres and developing with a PUD to give the town more control on the development. Dick Elkins will better detail his suggested changes for consideration by the Planning Commission at the next meeting. Asim Zia suggested including erosion control and slope management in the details. Action on the zoning changes was postponed until the next meeting.

5. APPROVAL OF MINUTES

July 26, 2018

MOTION by Kate Lalley, SECOND by Asim Zia, to approve the 7/26/18 as written.

VOTING: unanimous (4-0)[Jason Grignon not present for vote]; motion carried.

6. OTHER BUSINESS/CORRESPONDENCE

2019 Planning Grant Application Ideas

Suggestions include:

- Addressing a series of zoning bylaw modifications of Rural PUD requirements
- Integrating cultural land use
- Having a planning vision for hamlets in the rural area

Update Selectboard on Comprehensive Plan Progress

An update on the revisions to the comprehensive plan will be given to the Selectboard on 8/14/18.

7. ADJOURNMENT

MOTION by Kate Lalley, SECOND by Asim Zia, to adjourn the meeting.

VOTING: unanimous (4-0) [Jason Grignon not present for vote]; motion carried.

The meeting was adjourned at 9:47 PM.

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