

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 23, 2018**

MEMBERS PRESENT: Jason Grignon (Chair); Kate Lalley, Dick Elkins [left at 9:20 PM], Asim Zia [left at 9:40 PM]; Susannah Kerest, Stephen Selin. (Andrew Everett was absent.)

STAFF PRESENT: Dean Pierce, Planning Director.

OTHERS PRESENT: Beth Phillips, Judy Greensmith, Janet Nunziata, Bruce Nunziata, Dorothea Penar, Pam Brangan, David Webster, Normand Stanislas, Ellen McShane, Steve Mayfield, Gail and Ken Albert, Heather Chernyshor, Ellen Arapakos, Pam and Stew Loeb, Wendy Saville.

AGENDA:

1. Call to Order
2. Approval of Agenda
3. Comprehensive Plan Topics
4. Zoning Topics
5. Planning Grant Options
6. Approval of Minutes (8/8/18)
7. Other Business/Correspondence
8. 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 Asim Zia, to approve the agenda. VOTING: unanimous (4-0)[Dick Elkins and Stephen Selin not present for vote]; motion carried.

3. COMPREHENSIVE PLAN TOPICS

Dean Pierce gave an overview of the updated comprehensive plan. The process for public input and adoption of the plan was mentioned. Comments heard to date on the plan include:

- Scenic resources are important and need protection.
- All the recommendations need to be prioritized.
- A public skating rink or community center in the village would be welcomed.
- The placemaking concept is good.
- Having a rural culture center should be considered.
- More public involvement in visioning is encouraged.
- Shelburne has changed and continues to change.
- Getting cars off the road and more people using public transit or other modes of transportation should be encouraged.

- The plan and recommendations should be integrated into the decision making by the town.

Changes to the plan include:

- Graphic redesign and layout
- One volume
- Emphasis on placemaking
- Emphasis on conservation on future land use maps
- Emphasis on natural resource protection and storm water management
- New maps have been added to the plan

Dean Pierce noted the plan promotes transportation to support how the residents live, and conserves and protects cultural and historic resources. The housing section creates opportunity for more types of housing including affordable housing. Public facilities such as water, sewer, libraries, and others are covered by the plan. The town is coordinating with South Burlington on storm water and waste water management. Per the plan growth should not outpace facilities. The energy section of the plan will help the town meet state law and have more influence in energy decisions. The tower and telecommunications section allows the town to have more of a voice in the state telecommunications approval process.

COMMENTS

Ellen Arapakos, Marsett Road, spoke in support of accommodating pedestrians and bicyclists in the village rather than just cars.

Bruce Nunziata, Falls Road, stated very little has changed in the village in the past 30 years with making pedestrians and bicyclists the priority so it would be nice to have a plan that is a reality.

A woman in the audience suggested narrowing the roadway with a barrier between the roadway and a bike/walk lane on the other side.

Gail Albert suggested walking paths and parks be required as part of any new development proposals with the goal of connectivity. Also, the plan should give power to the Selectboard to implement recommendations from the southern gateway study. Ms. Albert suggested the text on educational facilities should show flexibility to meet evolving needs to accommodate a larger or smaller population.

Dorothea Penar expressed concern about historic and cultural resources being preserved with infill development and buildings being torn down in the village. Care is urged in how the zoning is handled. Shelburne Historic Preservation & Design Review Committee will provide suggestions to the Planning Commission.

Steve Mayfield, Bay Road and Shelburne Country Store, suggested adding technology to allow meetings to be interactive so more people can participate.

Pam Brangan mentioned webinars allow remote participation. Ms. Brangan reviewed the changes to the housing section in the plan suggested by the Housing Committee (the changes have been submitted to the Planning Commission).

The Planning Commission will take comments under advisement. The schedule for adoption includes more opportunity for public input before the February 2019 deadline.

4. ZONING TOPICS

The Planning Commission discussed changes to the zoning that include:

- Requiring PUDs in the Rural District
- Open space must be 60%
- Slope is eliminated from the development restrictions
- Buffer is 50'
- Natural and scenic resources must be protected.

Stephen Selin suggested adding text to Section 2110.36.a to say slopes of 15% or more except on lots of 15 acres or more. Dean Pierce added Section 330.1.A should be modified to state the exception of lots of 15 acres or more. Dick Elkins suggested the language say any lot developed with a single family house as of the date specified, such as the date the bylaw was adopted, will address previously developed lots of less than 15 acres.

Staff will clarify the language to reflect slope greater than 15%, 14.99 acres with an existing single family house as of the effective date of the rules, and PUDs in the Rural District.

COMMENTS

Gail Albert expressed concern that eliminating steep slopes will lead to deforestation of slopes and increased erosion.

Ken Albert urged keeping in mind that on average with a PUD the lots will be five acres though some may be larger and some smaller.

5. PLANNING GRANT OPTIONS

Following discussion the Planning Commission concurred a good topic for a planning grant would be PUD types with an eye toward maximizing conservation goals in the rural area (i.e. PUD typology study for the rural area). Cultural heritage and transportation are also good planning grant ideas. Staff will prepare a grant application for a PUD typology study.

6. APPROVAL OF MINUTES

August 9, 2018

Deferred to the next meeting when a quorum of those in attendance at the 8/9/18 meeting are present.

7. OTHER BUSINESS/CORRESPONDENCE

White Burke Session

White Burke will review the Route 7 corridor and form based code to evaluate how effective this is as a marketing tool.

Photos for the Town Plan

Stock photos and pictures sent in to the designer will be used in the plan.

Clean Water

The Planning Commission briefly discussed water treatment (storm water and waste water).

8. ADJOURNMENT

MOTION by Stephen Selin, SECOND by Susannah Kerest, to adjourn the meeting. VOTING: unanimous (4-0) [Dick Elkins and Asim Zia not present for vote]; motion carried.

The meeting was adjourned at 9:50 PM.

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