



Town of Shelburne, Vermont

PLANNING COMMISSION AGENDA

WEDNESDAY, March 08, 2023

7:00 P.M.

Meeting will be hybrid: in person and via zoom

PLEASE NOTE CHANGE OF MEETING DAY

Join Zoom Meeting

<https://us02web.zoom.us/j/85020693370?pwd=MnhMVTBvaFZmVkrDRFFqcUtYYTBwQT09>

Meeting ID: 850 2069 3370

Passcode: UC8tMw

Dial by your location

+1 301 715 8592 US (Washington DC)

+1 929 205 6099 US (New York)

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| 1. Call to order/roll call | 7:00 P.M. |
| 2. Approve agenda | 7:05 P.M. |
| 3. Approve meeting minutes of February 22, 2023 | 7:10 P.M. |
| 4. Disclosure related to potential conflicts of interest | 7:11 P.M. |
| 5. Public comments on matters not on the agenda | 7:12 P.M. |
| 6. Update from Planning Coordinator and discussion of form-based code | 7:15 P.M. |
| 7. Other Business | 8:15 P.M. |
| 8. Adjourn | 8:30 P.M. |

Next Meetings: March 22, April 12

TOWN OF SHELBURNE



Town of Shelburne, Vermont

CHARTERED 1763

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Memo

To: Shelburne Planning Commission

From: Aaron DeNamur, Planning Coordinator

Date: 03/03/2023

Re: Update from Planning Coordinator for 03/08/2023 Meeting

I have spent time reviewing Newport, South Burlington, and Williston's form-based codes and comparing them to our own in preparation for this discussion. One thing they all have in common, they take a more narrative approach than ours. The order that information appears in makes more sense and makes the documents easier to follow. However, Williston's code particularly stood out to me. While it is long and there's a lot of information, which is overwhelming at first, you will find that it explains things in great detail. It leaves very little room for ambiguity and seems to anticipate some of the questions and confusion that may arise by addressing them in the document. This is something that our code does not do a very good job of. The narrative flow (order of sections) also makes much more sense than the way ours is structured. Additionally, it has a detailed step-by-step process for the review of form-based code projects (which are approved administratively).

I remain unconvinced that form-based zoning is either necessary or desirable on the Shelburne Rd corridor to accomplish the Town's objectives there. If the goal is to increase housing and control the form of structures on the corridor I think there are alternatives that may be more suited to Shelburne. Enhancing allowed density in the underlying zoning of that area would allow for more housing and design review could be extended up the corridor. Of course, the design review process would need to be refined as it is currently only used in the village which is obviously a very different context. However, I would like to see what the consultant's recommendations are regarding form-based zoning. If it were to remain part of our regulations

I would like to see it formatted and drafted in a way that's similar to the Williston form-based code but adapted to the Shelburne context. There are also other issues that would need to be addressed.

One such issue is setbacks from the road, particularly Shelburne Rd. While it may be a great idea for more urban or pedestrian heavy areas I'm not sure we want large structures 5-10 feet from Shelburne Rd. The requirements vary depending on the character district but this is allowed, even encouraged, in certain areas of the form-based overlay. There are examples of this in projects that have already been completed.

Another thing to note, form-based code encourages interconnectedness of streets and pedestrian paths. However, this has not considered the large number of private roads in Shelburne, including along the Rte 7 corridor. This will, and already has, present issues for creating access to proposed development.

Other Updates

At the April 26th meeting Amy Tomasso from the Department of Housing and Community Development will be giving a presentation to you regarding the Neighborhood Development Area program that I mentioned at the previous meeting. After meeting with her it sounds like the village will not qualify for this designation until after we've made our zoning changes, so we already have our next project lined up. Amy is a great resource and will answer any questions you may have. This is something that I can probably begin preparing for before the zoning changes are completely finished. We will need the CCRPC's help with some maps that are required as part of our application.

At their 02/28 meeting the Selectboard gave an enthusiastic green light to a project that Lee and I have been brainstorming for several weeks. We will be applying for a grant from the AARP to make some improvements to the Parade Ground. They were also in support of allocating some of our ARPA funds as a match for the grant. Below I've inserted part of my memo to the Selectboard about our proposal.

We would like to take advantage of this opportunity to activate the Parade Ground because we believe doing so would be a great benefit for the Village. Many towns across the state have vibrant and beautiful Greens in their village centers that provide a public space for residents and visitors. Since the Shelburne Green is very limited in size the Parade Ground provides a significantly better opportunity to create this kind of space in the Shelburne Village.

Our proposal involves placing a gazebo structure near the northeast corner of the Parade Ground and creating a path connecting the sidewalk at the corner of Shelburne Rd and Church

St to the sidewalk around the Veterans Memorial. Additional improvements could include the installation of a sign announcing the Parade, adding some benches along this new path and wrapped around a few of the trees present, additional landscaping, adding a couple picnic tables near the recently installed bike pumps, and some kind of fencing separating the Parade from Shelburne Rd. This fence would be decorative in nature as well and be of a type that does not obstruct sight of the Parade from the road. All improvements would be kept to the perimeter sections of the Parade in order to maintain the open space in the middle.

Lastly, I'd like to offer a response to a concern raised at the last meeting by some of the resident's present. We are not in any kind of imminent danger of meeting our wastewater capacity threshold. The upgrades taking place in that regard are due to aging facilities in need of replacement, not a threat of surpassing capacity. There was concern expressed about exceeding capacity due to adding housing units, I just wanted to provide some clarification for you.