

**TOWN OF SHELBURNE
PLANNING COMMISSION
MINUTES OF MEETING
February 8, 2023**

***Hybrid meeting.**

MEMBERS PRESENT: Steve Kendall (Chair); Marla Keene, Tom Karlhuber, Shawn Sweeney, Jeff Hodgson. (Jean Sirois and Stephen Selin were absent.)

STAFF PRESENT: Aaron DeNamur, Planning Coordinator.

OTHERS PRESENT: Members of the public participating in the meeting included members of Shelburne Natural Resources and Conservation Committee (SNRCC), consultants with Arrowwood, Mark Pennington, Persis Worrall, Tracey Beaudin, Media Factory.

AGENDA:

1. Call to Order
2. Approval of Agenda
3. Approval of Minutes (1/25/23)
4. Disclosures/Potential Conflicts of Interest
5. Open to the Public
6. Joint Meeting with SNRCC and Arrowwood
7. Update from the Planning Coordinator
8. Other Business
9. Adjournment

1. CALL TO ORDER

Chair, Steve Kendall, called the meeting to order at 7 PM.

2. APPROVAL OF AGENDA

MOTION by Tom Karlhuber, **SECOND** by Jeff Hodgson, to approve the agenda.

VOTING: unanimous (5-0); motion carried.

3. APPROVAL OF MINUTES

January 25, 2023

MOTION by Jeff Hodgson, **SECOND** by Shawn Sweeney, to approve the minutes of 1/25/23 as presented. **VOTING: 4 ayes, one abstention (Marla Keene); motion carried.**

4. DISCLOSURES/POTENTIAL CONFLICTS OF INTEREST

None.

5. OPEN TO THE PUBLIC

None.

6. JOINT MEETING with SNRCC & Arrowwood Consulting

The Planning Commission heard a presentation from the consultants with Arrowwood that looked at forested wildlife habitat in the Town of Shelburne to help inform future development and meet the requirements of Act 171. The study looked at the “habitat blocks” in Shelburne (49 of them) and parameters such as the size of the blocks, forest, cord forest, oak dominant forest, surface water, wetlands, cover type, fragmentation, horizontal diversity, supporting habitat, and connecting habitat corridors. Conclusions of the study include the habitat blocks in Shelburne are diminishing, but still support wildlife, connecting habitat is important to the habitat blocks, habitat blocks are also stop over areas for wildlife, forest habitat blocks are important for maintaining diversity of species and preserving species.

There was discussion of how to develop the town and still protect/minimize impact on habitat blocks. Shelburne has a diversity of species including bobcat, fisher, mink.

Mark Pennington, resident on Spear Street, noted Act 171 talks about habitat corridors, not habitat blocks. Discussion is needed on how to integrate citizen science input and move toward Act 171 integration into the town plan. Mr. Pennington said bobcat have been seen moving through his neighborhood.

Tracey Beaudin, resident, asked if bobcat are reproducing in Shelburne or just passing through. Arrowwood consultants said there is a high likelihood that bobcat are reproducing in Shelburne.

Persis Worrall, resident, noted Act 171 was enacted in June 2016 and after January 1, 2018 town plans must include local, state, and regional significant forest blocks and habitat connectors on land use maps.

Staff will gather more information on Act 171. The Planning Commission suggested overlaying the map of the habitat blocks from Arrowwood on the existing zoning maps. Sean MacFaden, SNRCC, confirmed the committee has compiled information to augment the consultant’s data and the town should begin incorporating forest block protection into the zoning regulations.

7. UPDATE FROM PLANNING COORDINATOR

Staff reported:

- The Housing Subcommittee is prepared to present recommendations to the Planning Commission at the meeting on 2/22/23. Article XVI will also be discussed on 2/22/23.
- No additional proposals for the RFP have been received to date. The closing date is approaching.
- Form based zoning is on the agenda for discussion at the March 8, 2023 Planning Commission meeting. [Following discussion, staff will present the issues and highlight items brought up by Blue Zones.]
- Staff will forward an article from Rowland Davis on EV charging stations for review and discussion at a future meeting.

- Staff is suggesting the Planning Commission decide what is wanted for permitted uses in town and make those administrative approvals. [Following discussion, the Planning Commission agreed to consider expanding what can be approved administratively.]
- Many areas noted by Arrowwood are in the Conservation District. Staff will identify what area noted in the consultant's report are not in the Conservation District. [The Planning Commission agreed a handy tool would be maps showing undeveloped land that contain habitat blocks and where water and utilities are located.]

8. OTHER BUSINESS/CORRESPONDENCE

Bylaw Modernization Grant

The bylaw grant has been executed by the state. Shelburne must show how the housing component in the grant will be met.

9. ADJOURNMENT

MOTION by Jeff Hodgson, **SECOND** by Tom Karlhuber, to adjourn the meeting.

VOTING: unanimous (5-0); motion carried.

The meeting was adjourned at 9:21 PM.

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