

**TOWN OF SHELBURNE
PLANNING COMMISSION
MINUTES OF MEETING
November 9, 2022**

***Hybrid meeting**

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

STAFF PRESENT: Lee Krohn, Town Manager.

OTHERS PRESENT: Members of the public participating in the meeting included Rowland & Diane Davis, Gail Albert, Chandler, Christine, Donna Fialkoff, Joyce George, Kenneth's iPad, Kit Anderson, Mark Sammut, Mike Schramm, Patrick Heltz, Persis, Robert Paquin, Robilee Smith, Sean MacFaden, Sophia Cohen, Tracey Beaudin, Art Friedman, Rosemary Sadler, Jim White, Donna Millay, Dorothea Penar, Fred Morgan, Jon Cocina, Shelburne Town Host, Media Factory.

AGENDA:

1. Call to Order
2. Approval of Agenda
3. Approval of Minutes (10/18/22)
4. Disclosures/Potential Conflicts of Interest
5. Open to the Public
6. Next Steps with Regulatory Reform
7. Old/Other Business
8. Adjournment

1. CALL TO ORDER

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

2. APPROVAL OF AGENDA

MOTION by Stephen Selin, SECOND by Marla Keene, to approve the agenda as presented. VOTING: unanimous (4-0); motion carried.

3. APPROVAL OF MINUTES

October 18, 2022

MOTION by Marla Keene, SECOND by Tom Karlhuber, to approve the minutes of 10/18/22 as presented. VOTING: unanimous (4-0); motion carried.

4. DISCLOSURES/POTENTIAL CONFLICTS OF INTEREST

None.

5. OPEN TO THE PUBLIC

None.

6. NEXT STEPS with REGULATORY REFORM

Lee Krohn reported:

- Adele Gravitz resigned and Lee Krohn and Ken Belliveau will assist the newly hired DRB Coordinator (Kit Luster) and Planning Coordinator (Aaron DeNamur).
- The Selectboard is holding a special hearing on 11/15 re: the proposed amendment to remove the Mixed Residential Character District from the form-based overlay.
- The bylaw modernization grant was completed as best as possible on very short notice and has been submitted.
- A grant application for “Safe Routes to School” was authorized by the Selectboard.

There was discussion of the following:

- Continuing with regulatory reform and the RFP for a consultant to assist.
- Role of the Planning Coordinator and possible need for planning consultants.
- Separating the tasks of regulatory reform into “bylaw consolidation” to deal with zoning ordinance redundancies, internal inconsistencies, review for alignment with the town plan, and “regulatory changes” for changes to the bylaws to create a more clear, functional, and unified approach to the overall regulatory system.
- Following the approach outlined by Blue Zones for regulatory reform.
- Continuing to meet with Town committees on regulatory reform.
- Exploring the concept of a more flexible approach to adaptive reuse of buildings in the village, especially regarding housing.

There was public comment in support of publicizing the zoning amendments approved by the Selectboard, gathering input from Shelburne Historic Preservation & Design Review Committee (SHP&DRC) on adaptive reuse of buildings in the village, gathering input from other town committees, the public at large, and other groups, such as SAFE, on zoning amendments, and continuing forward progress on regulatory reform without further delay.

The Planning Commission concurred with:

- moving the RFP forward
- working on analyzing the town plan and zoning bylaws for inconsistencies/redundancies and then working on regulatory changes
- exploring the adaptive reuse concept (staff will compile information)
- continuing to meet with committees and group.

Staff will schedule the Bike\Ped Committee and Shelburne Natural Resources Committee in November and SHP&DRC and Diversity & Equity Committee in December.

7. OLD/OTHER BUSINESS

Meeting Schedule

- November 30, 2022
- December 14, 2022

Planning Commission Vacancies

Vacancies are advertised on Front Porch Forum

8. ADJOURNMENT

MOTION by Marla Keene, SECOND by Stephen Selin, to adjourn the meeting.

VOTING: unanimous (4-0); motion carried.

The meeting was adjourned at 8:55 PM.

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