

Shrewsbury Planning Commission

MINUTES

December 13, 2022

7:00 – 8:30 p.m.

Shrewsbury Town Office

Shrewsbury Planning Commission

7:00 to 7:15 p.m. Open to public input

Following public input:

1. Call to order

Meeting called to order at 7:03

Attendees: Laura Black Ryan Fitzbeauchamp, Melissa Reichert and Ed Bove from Rutland Regional Planning Commission (RRPC).

2. Approval of agenda, review and/or revision

Agenda approved as presented.

3. Rounds and mail (SPC members' updates and review PC mail received)

4. Meeting with Ed Bove of Rutland Regional Planning Commission – topics include:

- Looking at map updates (Steve did a really nice update on the zoning map) - we need Town plan map updates and we want to eliminate the redundancies between Town Plan and Zoning maps
- Meadowlands- we will be looking at the TP/zoning/subdivision language with an eye to forest block protections, solar site locations, carbon sequestration, preservation of agricultural resources, etc.
- Town Plan census updates (based on the US 2020 census)
- Enhanced Energy planning,
- Look at other important means to develop zoning/subdivision regulations to protect forest blocks, riparian habitat, etc. while allowing coordinated development.
- Developing criteria for scenic roads

Ed Bove reviewed his new role with the RRPC – town planning, zoning issues, special projects, brown fields, Act 250 reviews, flood hazard regs, ARPA, and health equity.

FEMA is doing a remapping project. FEMA has changed some of the requirements for bylaws that are needed to qualify for the National Flood Insurance Program. Ed will be reviewing our new bylaws to determine if they meet the new FEMA standards.

We discussed maps and changes needed. We reviewed the town plan maps and Ed showed us the Forest Block map that he has for the Shrewsbury Town Plan. It needs to be revised to match the

other maps. We also need a flood resilience map for the Town Plan and we need to have the flood hazard areas in the zoning maps. Ed recommended we pare down and consolidate the zoning maps as much as possible, to 2 or 3 maps at the most.

Meadowlands – There is a concern that our meadowland zoning might be pushing development to remove forests for solar and residential development. Ed suggested that if we have a really strong meadowlands section and scenic resources section in the Town Plan that could serve a similar purpose of the enhanced energy planning. We were looking at the acreages of the meadowlands and the overlay of meadowlands with prime agricultural soils. Ed had an example of a good scenic resources plan.

We need to update our census data. Ed said that the new census website is difficult to use and the RRPC is working on getting the data for towns to use. Melissa will let Ed know how she makes out with the census data update. Vermont Housing Finance Agency has quite a bit of the data on their website.

General Town Plan comments are that we need a better flood resilience section and the land use section jumps around and repeats itself a bit. A lot of the natural resources topics are in land use. WE could look at doing some reorganizing of the Town Plan in the next update. We should look at potentially designating village centers. There are incentives for people to façade improvements, code improvements and can help with planning grants. The Village Center legislation is in VSA 24 CH 76 Sec.2793.

5. Acceptance of meeting minutes of November 22, 2022
Tabled to next meeting.
6. The PC year-end report for the 2022 Annual Report.
Ryan will work on the 2022 Annual Report.
7. Town Website updates
Tabled to next meeting
8. To do list review
Many of these topics were discussed with Ed Bove.
9. Plan for next meeting December 27
We will meet and have a holiday celebration along with our regular meeting.
10. Adjourn

Planning Commission, Chair

Date