

Shrewsbury Planning Commission

**MINUTES**

December 21, 2020

7:30 – 9 p.m.

Meeting will be virtual

Shrewsbury Planning Commission- third Monday Meeting

When 7:30pm to 9pm on Monday December 21, 2020 Eastern Time - New York

Joining info Join with Google Meet

[meet.google.com/nfd-hepj-kcz](https://meet.google.com/nfd-hepj-kcz)

7:30 to 7:45 p.m. Open to public input

Following public input:

1. Call to order

Meeting called to order at 7:35.

Attendees: Laura Black, Hunter Berryhill, and Melissa Reichert

2. Approval of agenda, review and/or revision

Approved the agenda with the additional item of boundary line adjustment.

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

No rounds reported by members.

4. Acceptance of meeting minutes of December 7, 2020.

Minutes accepted as written.

5. Potential new SPC members update

Hunter said that one potential interested person wants to discuss with him in January.

6. River Corridor Bylaw Draft review

Document needs some clean-up. We need to get rid of old comments. Laura will go through and make sure the comments have been addressed. Laura will delete comments that have been addressed. She will resend and Hunter will try to review over his break.

7. Zoning and Subdivision changes:

a. high elevation district – tabled, Melissa did not work on it

b. Access for year-round residences

Laura reviewed statutes Title 24 Ch.117 §4412 related to whether we can prohibit access on Class 4 roads. Melissa will check on access issues in some other towns.

c. Permit process for change from camp to year-round residence and definition of camp

d. Access and curb-cut description and process in subdivision regulations

Items b, c, and d were the result of a discussion Laura had with Aaron Korzun about the possibility of meeting with the Selectboard. The Selectboard does plan to have a public hearing for the Gaynor Road trail petition. Laura thinks it would be good to work on a policy and conditions for when a class 4 road could be improved. Section 523.2 in the Unified Zoning and Subdivision Bylaw would be a place to do this.

Melissa will come up with the definition of a camp and then we should make sure it is clear in the zoning that a camp to year-round residence is a change in use.

8. Town Report due January 22, 2021

Laura will do a draft for January 4.

9. Shade tree Preservation Plan update

Laura and Melissa both reviewed the statute changes. Hunter will contact Gary Salmon to see if he thinks it makes sense for Shrewsbury to apply for a grant or to develop a Shade Tree Preservation Plan. We will all reread the article he wrote in the Shrewsbury Times before the January 4 meeting.

10. Town Maps update

Laura contacted Steve Schild about town maps but did not connect with him. Aaron Korzun has a stormwater town highway map.

11. Boundary Line Adjustment

We need to work on cleaning up the language in the existing zoning to make it clear what the conditions are under which a boundary line adjustment can occur. Hunter asked what the process is for adding (annexing) lands to an existing lot. We need to reference 27VSA Ch 5 §341 and 27 VSA Ch 17 §1401 and §1403.

Next meeting January 4.

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Planning Commission, Chair

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Date