

Shrewsbury Planning Commission

MINUTES

April 19, 2021

7:30 – 9 p.m.

Meeting will be virtual

Shrewsbury Planning Commission- third Monday Meeting

When 7:30pm to 9pm on April 19, 2021 Eastern Time - New York

Joining info Join with Google Meet

meet.google.com/qme-xfcq-fcz

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

Following public input:

1. Call to order
2. Meeting called to order at 7:30.
Attendees: , Susan Kennedy and Sharon Winnicki, Listers; Megan LaChance, Town Clerk; for the boundary line adjustment discussion. Laura Black, Hunter Berryhill and Melissa Reichert
3. Approval of agenda, review and/or revision
Boundary Line Adjustment was moved to first on the agenda.
4. Boundary line adjustment
We discussed the boundary line adjustment language with the Listers and the Town Clerk. They gave us their perspective on what needs to be done in the process of a boundary line adjustment situation. A deed and a Property Transfer Tax Return form both need to be filed which they regularly do. After the discussion the Lister and Town Clerk felt we were in agreement and that they did not have concerns about the draft language. They noted there is a boundary line adjustment application form. We should change the language in the draft Zoning to refer to this application form rather than the subdivision application.

Looking at the draft language the question came as to whether or not the state reviews boundary line adjustments, the Wastewater rules have it as an exemption but it is unclear how that exemption is granted.

We discussed Adrienne's comments:

- 1) *re C: How am I to review that the BLA meets the State Wastewater regs? This is a question for when there are existing structures served by a system at the time of application. The State may want the applicant to locate a replacement field location prior to transfer or get a deferral.*

After reviewing the Wastewater Rules it is not clear what the process is related to wastewater system review. Melissa will call the regional engineer and ask the question.

2) *I need a little clarification on what is meant in E regarding merged lots. Am I to require a new deed incorporating the 2 or more merged lots? Or is it satisfactory to require the new deed refers to the BLA process assuming atty's will require a subdivision to re-divide the property in the future.*

The answer to Question 2 is that the deed showing the merged lot is the end result. The Town Clerk and listers should be consulted on how to make this happen. The lot would have to go through the subdivision process to be subdivided in the future.

5. Rounds and mail (SPC members' updates and review PC mail received).
Laura spoke with Amanda O'Connor at Rutland Regional PC about the communication districts. Amanda plans to speak with the selectboard about this topic. Laura thought this topic should be in the Town Plan. Shrewsbury has 273 premises that do not have adequate broadband coverage. Rutland Regional PC wants to do a study and need selectboard approval.
6. Acceptance of meeting minutes of April 5, 2021.
Laura made 2 suggested changes to the minutes. The minutes were accepted as amended.
7. Shade Tree Preservation Plan Update – no update
8. Selectboard Road Policy Update
Laura updated the SPC on the meeting with the Selectboard about road access. The Selectboard gave us a Draft Highway Standards Ordinance. Laura related the conversation with the Selectboard about their Draft Class 4 Road Policy and the planning commission comments reviewed at the last meeting. Rocky Lucien was given permission to gravel Gaynor Rd for their access. The Selectboard was also open to gating Gaynor Road just past the Velco line on the 103 end of Gaynor Road to prevent access to the Clarendon Shelter on the AT/LT and other unwanted uses. Laura was looking for any disconnects between the Selectboard's Draft Class 4 Road Policy and Draft Highway Standards Ordinance, and our Town Plan Policies and Unified Zoning and Subdivision Regulations. These need to be consistent.
9. Zoning and Subdivision changes: Tabled to next meeting.
 - a. high elevation district
 - b. Permit process for change from camp to year-round residence and definition of camp
 - c. Access and curb-cut description and process in subdivision regulations

Next meeting May 3.

Planning Commission, Chair

Date