

Shrewsbury Planning Commission  
**MINUTES**  
September 7, 2021  
7:00 – 8:30 p.m.  
Meeting will be held at Shrewsbury Town Office

## Shrewsbury Planning Commission

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

Following public input:

Jerry Gardner came and asked questions about changes to the high elevation district zoning. We read him the proposed changes. He is interested in selling some land in this area and wants to see how the changes would impact a potential sale.

1. Call to order

Meeting called to order at 7:31.

Attendees: Laura Black, Hunter Berryhill and Melissa Reichert.

2. Approval of agenda, review and/or revision

Agenda approved as presented.

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

Hunter plans to resign the Shrewsbury Planning Commission no later than December 31, 2021 since he is planning to move.

Laura brought up whether we want to keep meeting in person or go back to Google Meet. We decided to keep meeting in person as long as we feel safe.

Laura reported on the Rutland Regional Planning Commission meeting. There were a lot of Act 250 applications for large commercial solar arrays in several towns. There was also an application for the old motel property on the corner of 103 and 7B for a storage facility. Laura raised an issue about lighting visibility at night.

Laura brought up that we are going to update the Town Plan after the census data was released and that data is now available so we need to put that on our list to accomplish.

4. Acceptance of meeting minutes of July 19, 2021.

Meeting minutes were accepted as written.

5. Shrewsbury Day

We discussed what to do about Shrewsbury Day since we can't have a booth inside. We decided to come to the event and where name tags identifying us as SPC members if it happens. There have been unconfirmed reports it may not happen due to Covid increases.

6. Municipal Planning Grant

We decided that we do not qualify for what the grants are supporting this year which is modernization to address the housing crisis.

7. Shade Tree Plan Update

Melissa provided an update on the progress of the Tree Committee. A tree inventory on roadside trees is going to be done that will include trees over 10 inches in diameter in the town ROW, identify groves of trees, some types of trees such as ash and balsam will be excluded. Joanne Garton from Urban and Community Forestry will be doing a training on Sept 16 For Shrewsbury and Mount Holly Tree Committees on using an iPad for the inventory.

8. Zoning and Subdivision changes – high elevation conditional use standards for residential development, and Class 4 roads and trails

We have made the changes that we are going to make except the Class 4 roads and Trails. We need to go over the list of changes with the Selectboard and then schedule a public hearing. We will try to get on the October 6 agenda for the Selectboard. Laura will generate a letter asking for clarification on their policy changes related to Class 4 roads and trails.

9. Flood Hazard Regs Update

Melissa will call John Broker Campbell to find out where the review stands.

Next Meeting September 21

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Planning Commission, Chair

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Date