

Shrewsbury Planning Commission
MINUTES
February 8, 2022
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:

1. Call to order

Meeting called to order at 7:08

Attendees: Laura Black, Ryan Fitzbeauchamp and Melissa Reichert.

2. Approval of agenda, review and/or revision

Agenda approved as revised to add discussion of Adrienne Raymond's and Mark Youngstrom's comments on the Unified Zoning and Subdivision proposed changes.

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

Laura mentioned that she requested \$900 for next years budget. Laura is going to keep an eye out for grants that are available. She noted an AARP grant about accessory housing is available.

4. Acceptance of meeting minutes of January 25, 2022.

Meeting minutes were accepted as amended.

5. Draft Flood Hazard & River Corridor addendum/corrections review.

Two graphics in the definitions were in the wrong place and need to be fixed. Section 104 part A in the 3rd sentence needs an edit. There are other edits that need to be made as noted in the January 25th minutes..

6. Review of comments on the Unified Zoning and Subdivision Bylaw

Section 207 – We will change the name and reformat so that the districts are preservation and high elevation residential. Also need to edit section 304.1,A and, check definitions.

Section 208.3A – The maps do need to be updated and the regulations should direct property owners to look at the State mapping for wetlands. Laura provided comments as follows:

Somehow we need to address the fact that our maps are not in any way complete for wetlands identification. In the past few years, Zapata has identified wetlands areas that are both incorrect and unidentified on our maps. I'm not sure how to do this, but it has been an issue.

- Option 1 – Update wetland, surface waters maps per current VCGI data.

- Option 2 – provide language that directs property owner and town officials to use the online State wetlands search tool for data. Town officials and or State wetlands managers can be of assistance.

Some small ponds are artificial and not hydrologically connected. Small ponds are waters of the state and covered by the Vermont Water Quality Standards. The Shoreland regulations have a 100 buffer for ponds over 10 acres but also include a small pond definition. The Shrewsbury Zoning regulations have had a 100 setback for surfaced waters including wetlands since at least 1988.

We discussed the small pond issue and if they should be different.

We will continue the discussion of the comments at the next meeting.

7. Meadowland Overlay – Discuss notes – tabled to next meeting
8. Review, discuss list of potential projects and tasks for 2022 - – tabled to next meeting

Next meeting February 22.

Planning Commission, Chair

Date