

Shrewsbury Planning Commission

**MINUTES**

May 24, 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 7:07  
Attendees: Laura Black, Ryan Fitzbeauchamp and Melissa Reichert.
2. Approval of agenda, review and/or revision  
Agenda was changed to discuss holding an open house before the Zoning changes.
3. Rounds and mail (SPC members' updates and review PC mail received).  
We discussed our schedule for the summer. We will take the month of August off. Melissa will not be at the June 14 meeting. We will meet June 14, 28 and July 12 but will not meet the 4<sup>th</sup> Tuesday in July. We will try to schedule the public hearing in late Sept or early Oct. We will meet Sept. 13. Laura will put together a timeline for the hearings with the required timing. She will also do a task list. Ryan talked to a potential new member for the SPC who may come to the next meeting.
4. Acceptance of meeting minutes of May 10, 2022.  
Meeting minutes accepted as written.
5. Discuss holding a welcome-open-WE will discuss further at a later date meeting with invite in Shrewsbury Times (maybe for our July meeting?)- Outdoor location (Meeting house porch?), and potential agenda  
We discussed the possibility of having an open house and the need to warn it in the Times. Laura suggested it should be a meeting that involves the work we are doing. We will discuss further at a later date.
6. Takeaways from meeting with the Selectboard on Flood Hazard Bylaw and Unified Zoning and Subdivision Bylaw Changes  
The Flood Hazard Bylaw was the first item discussed, there were questions about the difference between the proposed and what we already have. We need to have the comparison chart available at the hearing. There is also a requirement in the bylaw for a certificate of occupancy that was discussed at the Selectboard meeting. Laura wondered if that is required by FEMA or the State. We should include that having the Flood Hazard regulations allows the Town to continue to be part of the federal flood insurance program. The Selectboard supported the Shrewsbury Planning Commission (SPC) moving forward with the hearing. Laura will write the report for the public hearing.

There were questions from the Selectboard about the Boundary Line Adjustment survey requirement and it was explained that the decision on what needs to be surveyed depends on the judgement of the licensed surveyor. We agree that we need to state clearly that the BLA requirements come from the Wastewater regulation permit exemption. We need to change “a lot” to “the lot” since that is how it is worded in the Wastewater regulations. We will change the draft Boundary Line adjustment language to clearly state the date of the Wastewater regulations, provide a link to the document, and add in all the Wastewater rule permit exemption language. Melissa will develop the language to clearly show the Department of Environmental Conservation Wastewater Rule language. Laura will send the Selectboard and others the information that the language came from the WW rules.

We discussed the issues with the table of uses for high elevation residential. There is a concern that some uses that are rights in the statutes are conditional uses in the table. Some of these uses could be eliminated from the table and some may need to be permitted uses. We will discuss this further at the June 28 meeting.

7. Meadowland Overlay – schedule invite of DRB and ZA and determine questions to ask – tabled to next meeting
8. 2022 Projects/Tasks (assignment of duties for Town Plan Census update, UZS Maps updates, list of Town Plan Maps updates - tabled to next meeting
9. Planning Commission resources - tabled to next meeting

Next Meeting June 14.

---

Planning Commission, Chair

---

Date