

Shrewsbury Planning Commission

**MINUTES**

June 28, 2022

7:00 – 8:30 p.m.

Shrewsbury Town Office

Shrewsbury Planning Commission

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

Mark Youngstrom, Adrienne Raymond and Steven Nicholson attending for Meadowland Overlay discussion.

Following public input:

1. Call to order

Meeting called to order at 7:04

Attendees: Laura Black, and Melissa Reichert.

2. Approval of agenda, review and/or revision

Agenda approved as presented.

3. Acceptance of meeting minutes of June 14, 2022.

Acceptance of minutes tabled to next meeting due to Ryan's absence.

4. 7:20 to 8:00 PM Meadowland Overlay zoning language discussion

Mark Y.'s view is that generally the Meadowlands Overlay has worked OK. Applicants seem to understand the requirement. Typically, when someone wants to develop in the Meadowland Overlay the question is: can the house be sited outside the Meadowland Overlay or if not, it is to be sited on the edge of the Meadowland Overlay. The Meadowland Overlay is not premised on aesthetics but is premised on the agricultural availability. There is a loophole Mark would like to see addressed – that someone could subdivide a large meadowland parcel into smaller lots and then come in and say that the only place to build is in the Meadowland Overlay. The subdivision requirements should address this situation. We could start looking at the soils maps for prime and secondary agricultural soils. Steven mentioned that some development has occurred on the best soils and left poor soils undeveloped. It would also be good to acknowledge the aesthetic role of the Meadowland Overlay. The Development Review Board works with applicants on siting. What about describing how a building can be sited on the edge of the meadowland and be sited to get solar gain. There are some properties where the owners are interested in developing affordable housing but need some assistance. There may be some resource available through the Agency of Commerce and Community Development.

5. Review draft of report for Draft Flood Hazard Area and River Corridor Bylaw for public hearing.

Laura will send the report this week.

6. Review Boundary Line Adjustment language revision

Laura concurred with the revision and suggested that we send the revised Boundary Line Adjustment language to Mark and Adrienne for review. Melissa will send it to them.

7. Zoning map revision.

There needs to be a revision to remove the Land Trust Lands from the Preservation District on the revised Zoning Map. Melissa will call Steve Schild to get this done.

8. Rounds and mail (SPC members' updates and review PC mail received)- report from RRPC meetings. We discussed some issues with the Shrewsbury Town website.

Ed Bove has offered to review the Draft Flood Hazard bylaw and the Draft Unified Zoning and Subdivision Bylaw. Laura will send a report on Rutland Regional Meeting. Laura is a member at large of the Rutland Regional Executive/Finance Committee. Melissa mentioned there is a training for the I-Pad tree inventory on July 12 and after that we will be able to resume the tree inventory.

Next Meeting July 12

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Planning Commission, Chair

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Date