

Shrewsbury Planning Commission

**MINUTES**

September 13, 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 7:08
2. Attendees: Laura Black, Ryan Fitzbeauchamp and Melissa Reichert.
3. Approval of agenda, review and/or revision  
Agenda approved as presented.
4. Rounds and mail (SPC members' updates and review PC mail received)  
Laura brought up the Association of Vermont Conservation Commissions summit in Fairlee on Oct 15, Rutland Regional Planning Commission is updating the Regional Plan, and Wallingford got a grant for \$550,000 for sidewalks. The director of Spring Lake is presenting a project to the DRB on Sept. 28<sup>th</sup> and requested the chair of the Planning Commission attend the meeting. Some members of the Conservation Commission and Planning Commission have been walking and looking at the condition of Class 4 roads. The Conservation Commission plans to present the findings to the Selectboard. Melissa Reported on her conversation with Kail Romanoff on class 4 roads. She asked questions related to the Zoning ordinance: Can Zoning prohibit the use of a Class 4 road as road frontage for a single-family home? – answer is NO; Can Zoning prohibit the use of a Town Trail as road frontage for a single-family home? -answer is YES; Can subdivision Regulations include performance standards that require adequate road access for emergency and utility vehicles which would make subdivision on a class 4 road difficult with out bringing the road up to standards? – Answer is YES as long as the performance standards apply to all subdivisions.
5. Acceptance of meeting minutes of July 12, 2022 and of June 14, 2022  
July 12, 2022 and June 14, 2022 meeting minutes were accepted as written.
6. Zoning map revisions.  
Some minor changes on the Zoning Map – the legend has high elevation infinity and there is a call out box in the North Shrewsbury residential district. These should be eliminated. There is also an area along Coldham Road that should be limited residential. It appears that areas under 2300 feet have been included in the Preservation district along the CCC Road. WE decided it would help if the maps show the 2300 foot contour. The Natural Resources maps look good. Melissa will contact Steve Schild and give the Zoning map another review. Next meeting we will review all the maps to determine how many of them are necessary for the zoning.

7. Review draft of report for Draft Flood Hazard Area and River Corridor Bylaw for public hearing.  
Melissa suggested a change to the Zoning Report for the Surface water overlay Reason and purpose to reflect that it is a correction. The Flood Hazard Report has no changes.
8. Review warnings for public hearing and method of sending warnings and documents.  
Laura presented the warnings to be in the Shrewsbury Times.
9. Review Schedule for public hearings.  
Bylaws need to be sent by September 19 to the abutting Towns, Rutland Regional Planning Commission and the Department Housing and Community Development and the notices need to be sent to the Times the same day. September 21 is the Selectboard meeting and Laura will present the schedule to them at the meeting. The Meeting House is scheduled for the Hearings October 11 at 6 PM and 7 PM. Selectboard public hearing is suggested for November 16.
10. Review list of projects to do for 2022-23. – Tabled to next meeting.
11. Adjourn

Next meeting September 27

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Planning Commission, Chair

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Date