

Shrewsbury Planning Commission

MINUTES

September 26, 2023

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:

Rosemary Pluss Dobler attended for the Class 4 road discussion.

1. Call to order

Meeting called to order at 7:06

Attendees: Laura Black, Connor Self, and Melissa Reichert

2. Approval of agenda, review and/or revision

Laura suggested moving Class 4 road policy to be item 3. Agenda was approved as amended.

3. Class 4 road policy

Laura described that the Selectboard requested the Shrewsbury Planning Commission (SPC) to develop a revised Class 4 road policy. This was partially due to the Gaynor Road situation. Laura sent out models to review – Westminster and the Vermont League of Cities and Towns. Rosemary Pluss Dobler raised the concern about her land that is not enrolled in Use Value Appraisal and her desire to potentially develop some of that land. This land abuts Gaynor RD. We are reviewing the models to develop a policy for the Selectboard to review. Rosemary stated the Class 4 road policy would be a concern and any policy that would impact her ability to subdivide her land. Access for emergency vehicles to any development is a concern for the town.

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

Conner Self was appointed to the Shrewsbury Planning Commission by the Selectboard. Welcome Conner! There are 2 new housing developments being built in the area - one in West Rutland and one in Rutland. Melissa brought up that the Vermont Farmers Food Center building is being rehabilitated for the Farmers Market to move back into it and the Lynde Lee dress factory building has gotten grant funding for rehabilitation as well.

5. Acceptance of meeting minutes of September 12, 2023

Minutes were accepted as written.

6. Census data – table to next meeting

7. Changes to Shrewsbury Zoning and Subdivision needed from Act 47

<https://accd.vermont.gov/community-development/resources-rules/planning/HOME>

Melissa reviewed the changes to the Shrewsbury Unified Zoning and Subdivision (UZS) that would be required by Act 47. We will need to update definitions. There are some questions as to

whether group homes and small daycare facilities are a right in a duplex as well as a single family home. The UZS does not have any reference to emergency shelters so we will need to add them. The definition of emergency shelter in the statute is different than how it is used in Local hazard Mitigation plan. Melissa raised the question as to whether the Statute language on Decisions in Act 47 should be added to the Shrewsbury UZS. The Planning Commission will consider this change.

8. Community Values Mapping project – Table to next meeting.
9. Flood hazard mitigation planning – Melissa did not review the emails from Ed Bove so will do so for the next meeting.
10. Planning Grant options – Laura will look into this for next meeting.
11. To do list review – same list as before
 - Scenic Resources
 - Town Plan Maps discussion
 - Meadowlands review

Next meeting October 10

12. Adjourn

Planning Commission, Chair

Date