

Shrewsbury Planning Commission

MINUTES

October 24, 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:

1. Call to order

Meeting called to order at 7:08

Attendees: Laura Black, Connor Self, Melissa Reichert and Adrienne Raymond, Zoning Administrator

2. Approval of agenda, review and/or revision

Agenda approved as presented.

3. Discussions with Zoning Administrator (ZA)

Adrienne discussed some issues of concern.

- There is no separate permit for flood hazard (or river corridor) development.
- Given that development in flood hazard areas may be permitted or conditional based on the value of the construction, (ie, “substantial improvement”) doesn’t the permit need to include interior renovations/improvements also?
- Another issue is changing a camp to a full-time residence especially on a class 4 road. Should these situations require a change of use permit? Should all changes in use require a review by the ZA or the Development Review Board?
- There is a lot of interior work that gets done on houses with no way for the listers to know that the work has been done. A permit for interior work would let the Zoning Administrator know that the work is being done.
- Another topic discussed was appraisal values for conserved land and farmland. This is not a planning commission responsibility.

The SPC agreed that Adrienne should go ahead and draft a permit for Flood Hazard Areas, including interior improvements, and a permit for Change of Use.

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

Laura has sent announcements for webinars sponsored by Vermont Agency of Natural Resources.

Conner had a visit from Shannon Pitlik from the State of Vermont Rivers Program for his property.

They discussed the Shrewsbury Hazard Mitigation Plan and the status of the projects in the Hazard Mitigation Plan. There is some funding available for rehabilitating floodplains and also for creating new flood plains where needed.

5. Acceptance of meeting minutes of October 10, 2023

Minutes were accepted as written.

6. Class 4 road policy
Tabled to next meeting
7. Census data
Melissa sent out her edits and she requested a review of some information provided by Logan Soloman.
8. Community Values Mapping project
Tabled to next meeting.
9. Planning Grant options
Laura is working on the Planning Grant to help fund the Community Values Mapping which is due November 1.
10. To do list review – same list as before
 - Scenic Resources
 - Town Plan Maps discussion
 - Meadowlands review

Next meeting November 14
11. Adjourn

Planning Commission, Chair

Date