



Town of Shelburne, Vermont

PLANNING COMMISSION AGENDA

Thursday, January 08, 2026

7:00 P.M.

Meeting will be hybrid: in person and via Zoom, Meeting Room 1

Join Zoom Meeting

<https://us02web.zoom.us/j/84260132991?pwd=Sl0cfAUrnZbkb2E0kqthqUoMV11eSQ.1>

Meeting ID: 842 6013 2991

Passcode: 1kPbVr

Dial by your location

+1 301 715 8592 US (Washington DC)

+1 929 205 6099 US (New York)

- | | |
|--|-----------|
| 1. Call to order | 7:00 P.M. |
| 2. Approve agenda | 7:01 P.M. |
| 3. Approve meeting minutes of December 11, 2025 | 7:06 P.M. |
| 4. Disclosure related to potential conflicts of interest | 7:08 P.M. |
| 5. Public comments on matters not on the agenda | 7:10 P.M. |
| 6. Public hearing to consider amendments to the 2019 Town Plan | 7:20 P.M. |
| 7. Discussion of Town Plan update
Review of initial thoughts from commissioners and staff | 7:30 P.M. |
| 8. Discussion of amending PC report on new zoning bylaw | 8:00 P.M. |
| 9. Other Business | 8:15 P.M. |
| 10. Adjourn | 8:30 P.M. |

Next Meeting: January 29

**TOWN OF SHELBURNE
PLANNING COMMISSION
MINUTES OF MEETING
DECEMBER 11, 2025**

Hybrid meeting

MEMBERS PRESENT: Steve Kendall, Chair; Jeff Hodgson, Vice-Chair; Pam Brangan; Tom Karlhuber; Jean Sirois

MEMBERS ABSENT: None

STAFF PRESENT: Aaron DeNamur, Director of Planning & Zoning

OTHERS PRESENT: Tracey Beaudin, Joyce George

1. Call to Order
2. Approval of Agenda
3. Approval of Minutes (11/13/25)
4. Disclosures/Potential Conflicts of Interest
5. Public Comments
6. Review Draft Survey for Town Plan Engagement
7. Review CCRPC Initial Town Plan Review Memo
8. Update on Bylaw Process
9. Other Business
10. Adjournment

1. CALL TO ORDER

S. Kendall called the meeting to order at 7 PM.

2. APPROVAL OF AGENDA

PAM BRANGAN made a motion, seconded by **JEFF HODGSON**, to approve the agenda. Motion passed 5-0.

3. APPROVAL OF MINUTES

JEFF HODGSON made a motion, seconded by **PAM BRANGAN**, to approve the minutes of November 13, 2025, as presented. Motion passed 5-0.

4. DISCLOSURES/POTENTIAL CONFLICTS OF INTEREST

None.

5. PUBLIC COMMENTS

None.

6. REVIEW DRAFT SURVEY for TOWN PLAN ENGAGEMENT

A. DeNamur reviewed the document question by question, and edits were made throughout. J. Sirois left the meeting. Some questions will be required to be answered to submit the survey. A. DeNamur detailed potential engagement efforts. The PC will discuss the survey with the regional planning commission in February.

7. REVIEW CCRPC INITIAL TOWN PLAN REVIEW MEMO

A. DeNamur said that he agrees that Shelburne should expand the list of interests that they hope to balance in this document. The role of various committees in reviewing the Town Plan was discussed. A. DeNamur and S. Kendall will draft a memo informing all committees of this process. Adding specific goals in the plan was discussed, with some commissioners expressing concern that this could lock the town into specific projects. Mapping was discussed, and a brief section about planning and emergency management will be included.

8. APPROVE TOWN PLAN AMENDMENT REPORT

This document contains all the recommended changes.

JEFF HODGSON made a motion, seconded by PAM BRANGAN, that per VSA Section 4384, I move to approve the Planning Commission report on the proposed Town Plan Amendments as drafted. Motion passed 4-0.

9. UPDATE on BYLAW POCCESS

S. Kendall said that forest blocks are taking up a large amount of the Selectboard's time in reviewing the bylaws, especially since legal council has said that the Selectboard can make any changes they see fit. A. DeNamur said that Selectboard members have tremendous respect for all of the work that the Planning Commission has put into this process. All major changes will need to be completed by December 16th, 2025. The last hearing is warned for January 27, 2026, with adoption expected in February. Answering a question from T. Beaudoin, S. Kendall said that limiting what can be done on land may reduce the property value, however it does not drastically diminish it.

10. OTHER BUSINESS

S. Kendall said that he will not be available for the January 22nd, 2026, meeting. The PC will consider changing the meeting to January 29th, 2026. Regional Planning Commission staff will be at the February 22nd meeting. S. Kendall said that he has had conversations with a potential PC member, and he will go in front of the Selectboard for approval and hopefully be a full committee member by January.

11. ADJOURNMENT

TOM KARLHUBER made a motion, seconded by PAM BRANGAN, to adjourn the meeting. Motion passed 4-0 at 8:52 PM.

Respectfully submitted,
Darby Mayville

Next meeting: January 8th

Town of Shelburne

Planning Commission

Notice of Public Hearing to be Held January 8th, 2026, 7:00 PM

To Consider Minor Amendments to Maps in the 2019 Town Plan to be aligned with the new
boundaries of the Sewer Service Area

Town Hall Meeting Room #1 and Remote via Zoom

Join Zoom Meeting

<https://us02web.zoom.us/j/84260132991?pwd=SlocfAUrnZbkb2EOkqthqUoMV11eSQ.1>

Meeting ID: 842 6013 2991

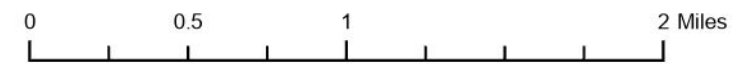
Passcode: 1kPbVr

Map 2 Planning Areas

Legend

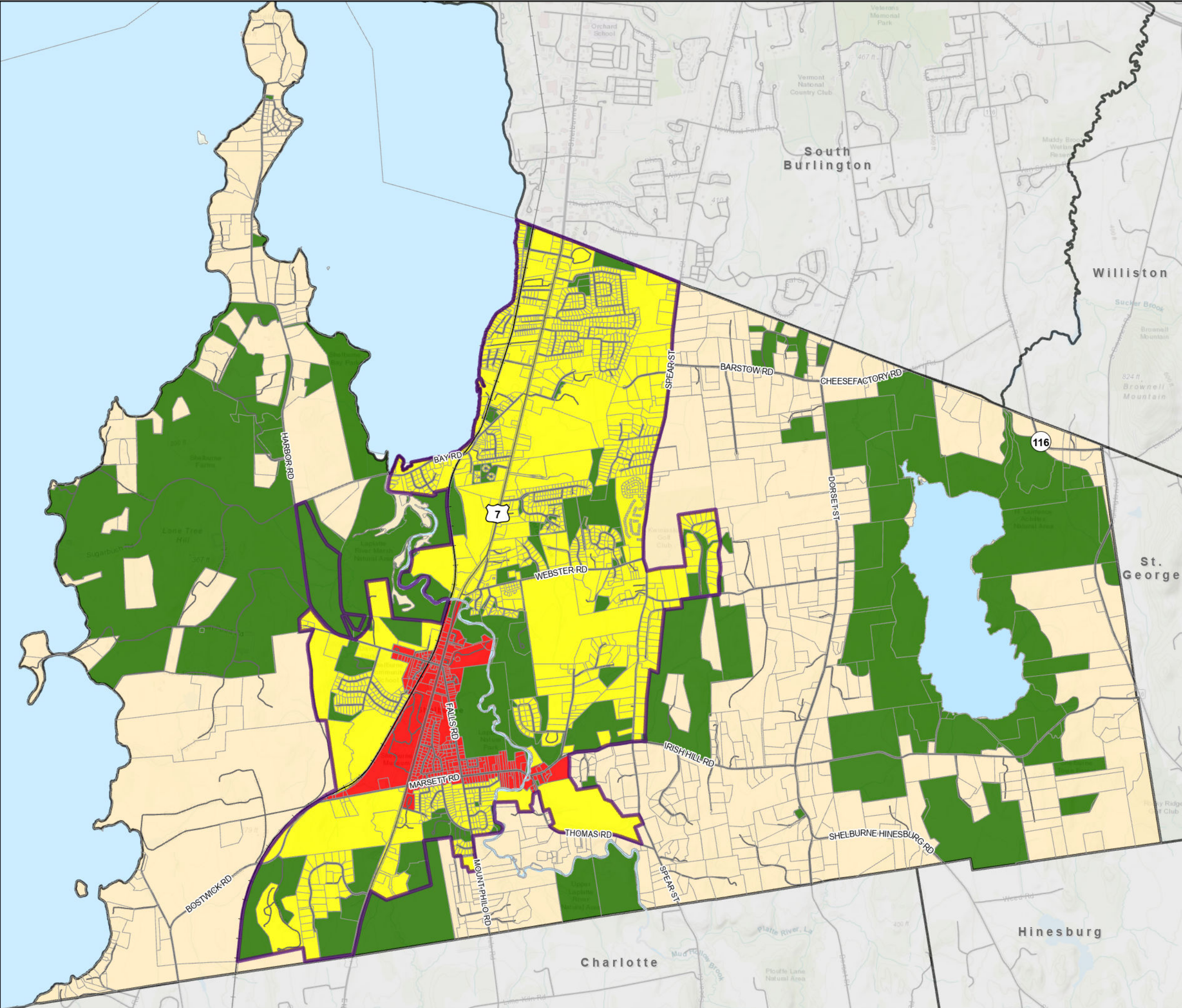
- Road Centerline
- +— Railroad
- Conservation***
- Growth Area 1**
- Growth Area 2**
- Rural Area
- 2024 Tax Parcel Boundary
- Sewer Service Area

*See map on page 31



Source: Planning Areas data developed by Shelburne Planning
 Road Centerline - e911, 3/2017; Railroad - VTrans, 2003
 Base data sources: Esri, HERE, Garmin, Intermap, USGS, etc.
 All data is in State Plane Coordinate System, NAD 1983.
 Maps online at: <https://map.ccrpcvt.org/ShelburneTownPlanMaps>

Disclaimer:
 The accuracy of information presented is determined by its sources. Errors and omissions may exist. The Chittenden County Regional Planning Commission is not responsible for these. Questions of on-the-ground location can be resolved by site inspections and/or surveys by registered surveyor. This map is not sufficient for delineation of features on-the-ground. This map identifies the presence of features, and may indicate relationships between features, but is not a replacement for surveyed information or engineering studies.



Map 3 Composite Future Land Use

Legend

- Road Centerline
- +— Railroad
- 2024 Tax Parcel Boundary
- ▭ Designated Village Center
- ▭ Sewer Service Area

Future Land Use

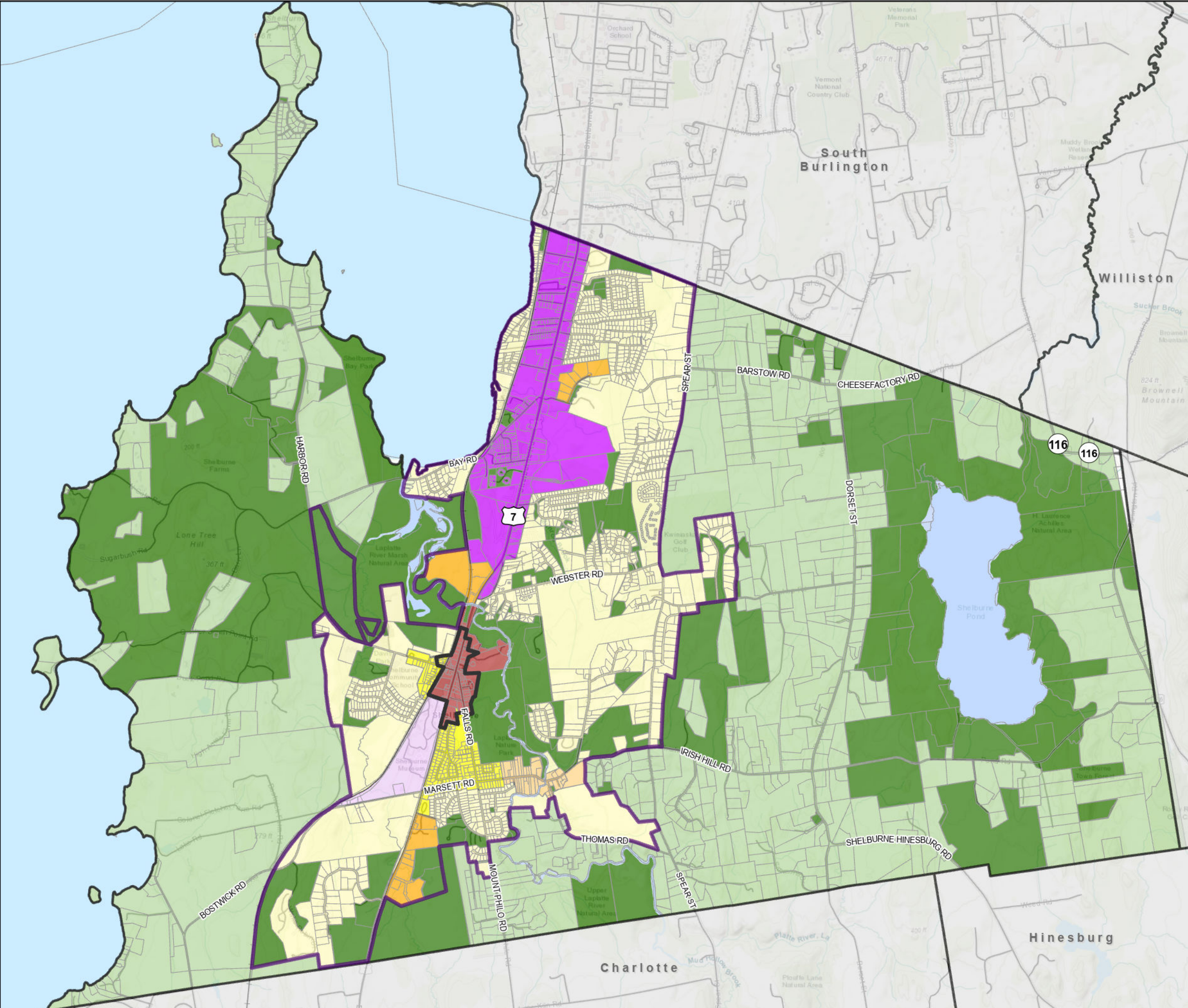
- ▭ Commercial/Industrial
- ▭ Conservation*
- ▭ Mixed Use
- ▭ Museum
- ▭ Residential
- ▭ Rural Area
- ▭ Shelburne Falls
- ▭ Village Center
- ▭ Village Residential
- ▭ Water

*See map on page 31




















Source: Future Land Use data developed by Shelburne Planning, revised by CCRPC 2025
 Road Centerline - e911, 3/2017; Railroad - VTrans, 2003
 Base data sources: Esri, HERE, Garmin, Intermap, USGS, etc.
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Map 8 Community Utilities, Facilities, & Services

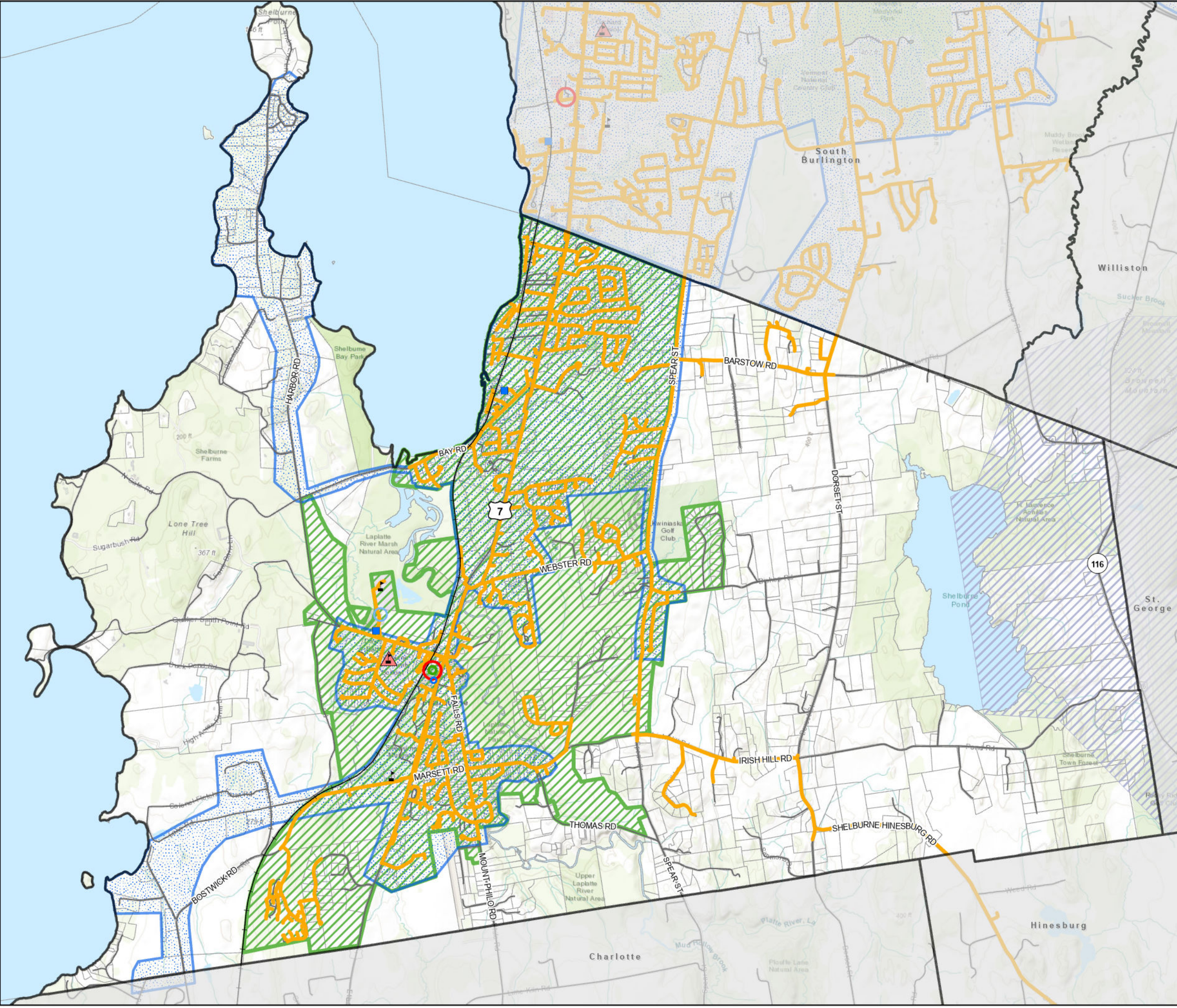
Legend

-  School
-  College / University
-  Law Enforcement
-  Municipal Office
-  EMS
-  Fire
-  Water and Wastewater Treatment Facility
-  Emergency Shelter
-  Vermont Gas Service Area
-  Water Service Area
-  Sewer Service Area
- Electric Utility**
-  Burlington Electric Dept.
-  Green Mountain Power
-  Vermont Electric Co-op
-  Road Centerline
-  Railroad
-  2024 Tax Parcel Boundary



Source:
 Schools, Law Enforcement, Municipal Office, EMS, Fire,
 Wastewater Facility (2025)
 Critical Facilities, 2014, CCRPC
 Electric Utility Franchise Areas - VCGI
 Vermont Gas data - VT Gas 2016
 Road Centerline - e911, 3/2017; Railroad - VTrans, 2003
 Base data sources: Esri, HERE, Garmin, Intermap, USGS, etc.
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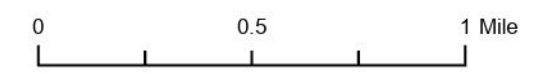
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Map Book 2 Growth Area 2, With Sub-Areas

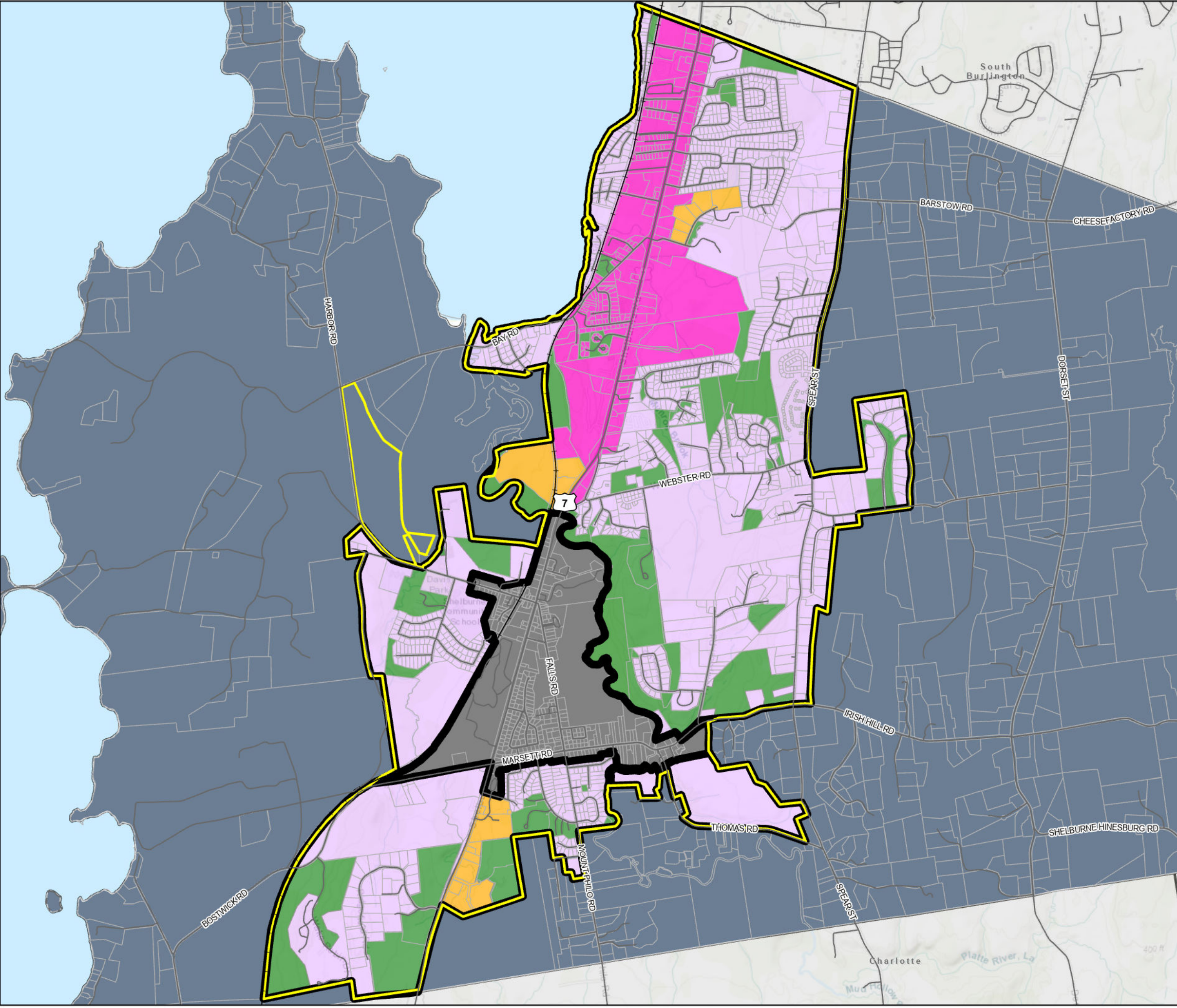
Legend

-  Railroad
-  Road Centerline
-  2024 Tax Parcel Boundary
-  Rural Planning Area Boundary
-  Growth Area 2 Boundary
-  Village Planning Area Boundary
-  Sewer Service Area
-  Commercial/Industrial Sub-Area
-  Mixed Use Sub-Area
-  Village Planning Area Boundary
-  Residential Sub-Area
-  Conservation Sub-Area













Source:
 Growth Area 2 Sub-Areas - CCRPC, 2018, Revised 10/225
 Road Centerline - e911, 3/2017; Railroad - VTrans, 2003
 Base data sources: Esri, HERE, Garmin, Intermap, USGS, etc.
 All data is in State Plane Coordinate System, NAD 1983.
 Maps online at: <https://map.ccrpcvt.org/ShelburneTownPlanMaps>

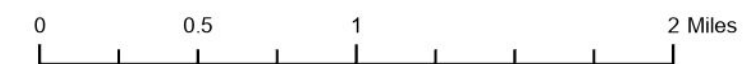
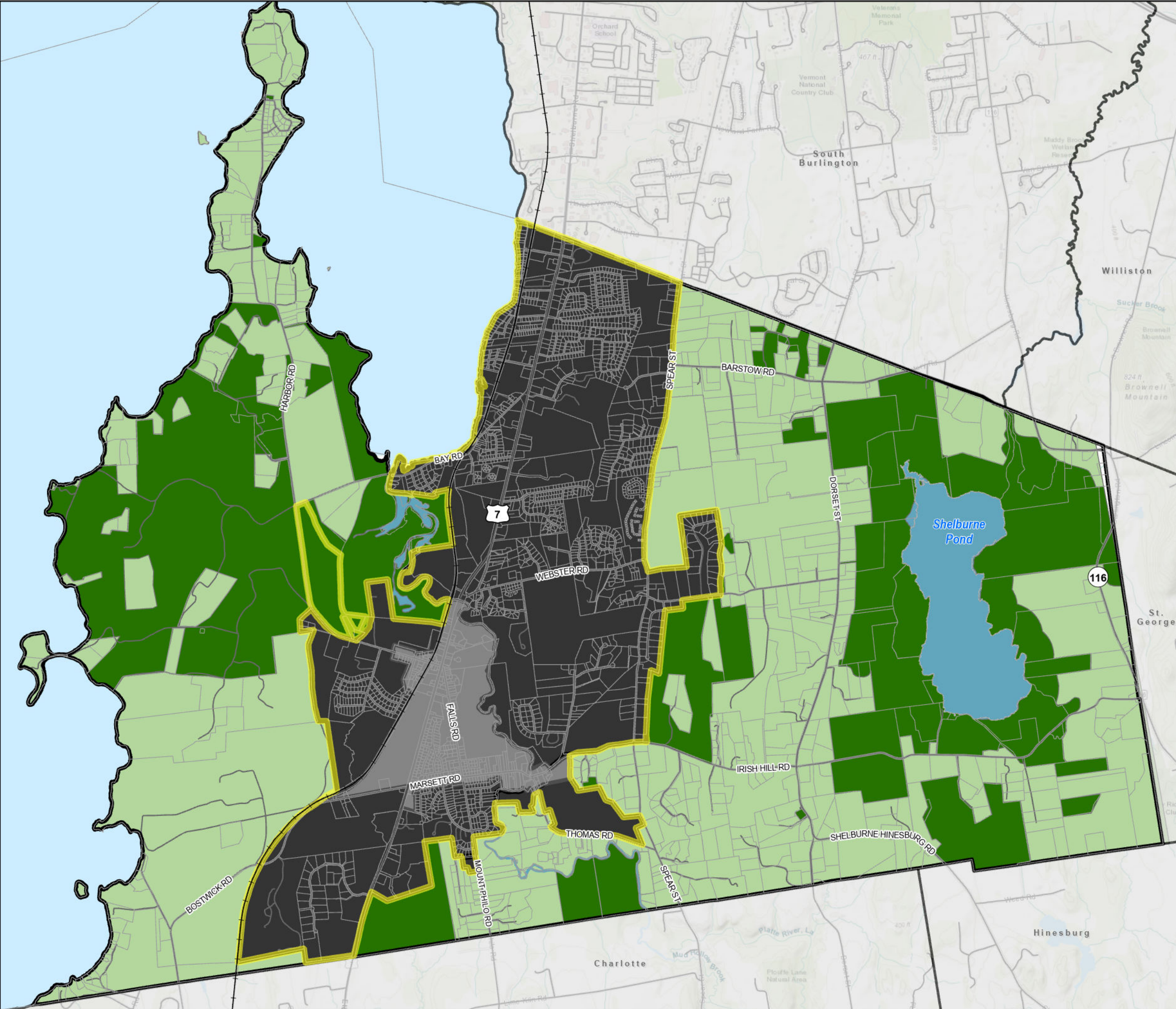
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Map Book 3 Rural Area, With Sub-Areas

Legend

-  Railroad
-  Road Centerline
-  2024 Tax Parcel Boundary
-  Sewer Service Area
-  Village
-  Conservation Sub-Area
-  Rural Area Sub-Area
-  Shelburne Pond
-  Growth Area 2 Boundary
-  Rural Area Boundary



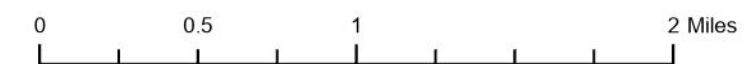
Source:
 Rural Area - CCRPC;
 Road Centerline - e911, 3/2017; Railroad - VTrans, 2003
 Base data sources: Esri, HERE, Garmin, Intermap, USGS, etc.
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Map Book 4 Zoning Districts

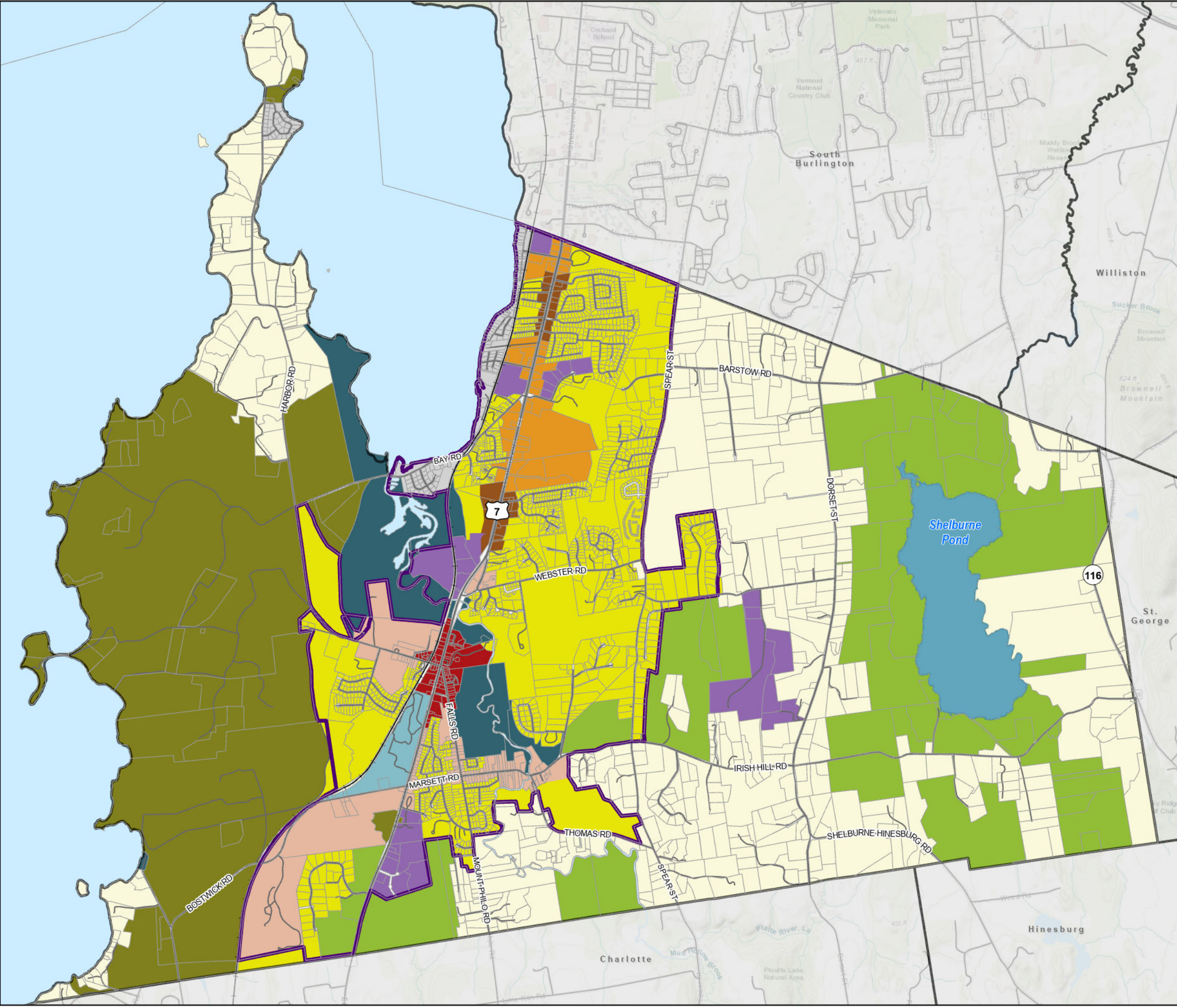
Legend

-  Sewer Service Area
-  Road Centerline
-  Railroad
-  2024 Tax Parcel Boundary
-  Shelburne Pond
- Zoning District**
-  Business and Industry (B-I)
-  Heritage and Tourism (H-T)
-  Museum/Institutional (M-I)
-  Open Space and Recreation (OS-R)
-  Residential Neighborhood (R-N)
-  Residential Shoreline (R-S)
-  RL-RES
-  Rural Resource Protection (RL-RP)
-  Shelburne Road 1 (SR-1)
-  Shelburne Road 2 (SR-2)
-  Village (V-1)
-  Village 2 (V-2)



Source:
 Zoning Districts, 10/2025;
 Road Centerline - e911, 3/2017; Railroad - VTrans, 2003
 Base data sources: Esri, HERE, Garmin, Intermap, USGS, etc.
 All data is in State Plane Coordinate System, NAD 1983.
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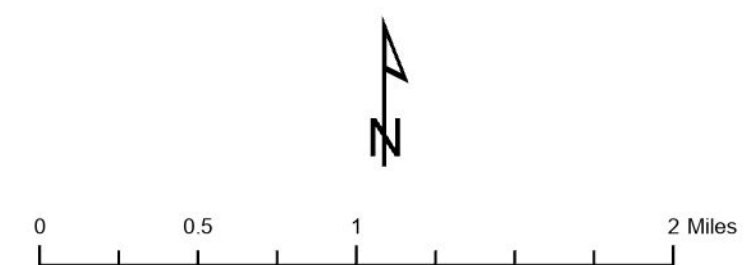
Map Book 17 Housing Location and Sewer Service Area

Legend

- Road Centerline
- +— Railroad
- Sewer Service Area
- 2024 Tax Parcel Boundary

Housing Year Built by Decade

- Year Unknown, 418 Dwelling Units
- 1780-1879, 86 Dwelling Units
- 1880-1929, 100 Dwelling Units
- 1930-1959, 133 Dwelling Units
- 1960- 1979, 1,050 Dwelling Units
- 1980-2009, 1,278 Dwelling Units
- 2010-2023, 580 Dwelling Units



Source:
 Housing data - CCRPC, 2023
 Road Centerline - e911, 3/2017; Railroad - VTrans, 2003
 Base data sources: Esri, HERE, Garmin, Intermap, USGS, etc.
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