

**TOWN OF SHELBURNE  
PLANNING COMMISSION  
MINUTES OF MEETING  
MARCH 12, 2026**

**Hybrid meeting**

**MEMBERS PRESENT:** Steve Kendall, Chair; Ramzy Kanaan; Tom Karlhuber; Jean Sirois

**MEMBERS ABSENT:** Jeff Hodgson, Vice-Chair; Pam Brangan

**STAFF PRESENT:** Aaron DeNamur, Director of Planning & Zoning; Shayne Geiger, Stormwater Superintendent; Matt Lawless, Town Manager

**OTHERS PRESENT:** Tracey Beaudoin, Jeff Carr, Joyce George, Chunka Mui, Don Porter, Chandler Noyes, Jon Cocina, Chris Rottler, Christine Haines, Gail Albert, Sean MacFadden

1. Call to Order
2. Approval of Agenda
3. Approval of Minutes (2/26/26)
4. Disclosures/Potential Conflicts of Interest
5. Public Comments
6. Discussion of Town Plan update with SRNCC and CEDC. Joint meeting with Natural Resources and Conservation Commission and Community and Economic Development Committee
7. Discuss Strategy and Plan for March 28 Meeting
8. Update on Regional Future Land Use Mapping
9. Other Business
10. Adjournment

**1. CALL TO ORDER**

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

**2. APPROVAL OF AGENDA**

Tabled due to lack of quorum.

**3. APPROVAL OF MINUTES**

Tabled due to lack of quorum.

**4. DISCLOSURES/POTENTIAL CONFLICTS OF INTEREST**

None.

**5. PUBLIC COMMENTS**

None.

**6. DISCUSSION of TOWN PLAN UPDATE with SNRCC and CEDC**

S. Kendall said that the Town Plan update needs to be completed by February 2027. He stated that he would like the Plan to have more balance between housing and finance. After the Planning Commission (PC) completes their review the Selectboard will hold two public hearings. Internal staff will be writing most of the plan. D. Porter expressed a desire for a more structured plan with direct action steps. The plan needs to be approved by November 2026 to be presented to the Selectboard by February 2027. J. Carr encouraged the PC to be advisory in their role to the

Selectboard when developing the Town Plan. S. Kendall says that the goal is to make the Town Plan as objective as possible and based on fact and not opinion. Concerns were addressed about economic growth and development. T. Karlhuber stated that the Plan will have direction, celebrate what is loved about Shelburne and meet the requirements for being approved.

J. George stated that she would like a component added to the Plan that, in the event that there was a problem with zoning, that zoning regulations would apply. When the plans are made public, all zoning would be included if bylaws require. The table of contents will cover what is required by statute. J. Cocina, Shelburne Natural Resources and Conservation Commission (SNRCC) member, discussed which elements need to be addressed prior to the Plan expiring. S. Kendall stated that the new bylaws have been passed. Shelburne continues to work on regulations for Forest Blocks and Priority Ecological Corridors, as only minimum state regulations are included. Additional conversations will be had in the future. C. Noyes, Chairman of SNRCC brought up concerns of the engagement level of Chittenden County Regional Planning Commission in obtaining public input. A survey has been presented to multiple demographic communities and results will be available in July.

C. Haines expressed concerns about engaging the agricultural community in the process. G. Albert has concerns about the response of surveys being fully complete and would like to make sure that they are publicized. C. Mui stated that there are a lot of applied assumptions over the bylaws. A. DeNamur clarified that the Town Plan housing targets are a range, not a minimum or maximum. C. Mui stated that the Town Plan should be thought of as a collective aspiration. Tax rates and policies will be discussed later. Members of the Community & Economic Development Committee asked that the Town Plan be in effect for at least six years so that it can be a strategic guide with working numbers and funding, including short and long term goals.

## **2.APPROVAL OF AGENDA**

**STEVE KENDALL made a motion, seconded by RAMZY KANAAN, to approve the agenda. Motion passed -0**

## **3.APPROVAL OF MINUTES**

**RAMZY KANAAN made a motion, seconded by JEAN SIROIS, Motion passed 4-0**

## **7. DISCUSS STRATEGY and PLAN for MARCH 28 WORKSHOP**

The Town Plan will be discussed in smaller sections. The PC will ensure that to make sure it is up to date with the current regulations and bylaws.

## **8. UPDATE on REGIONAL FUTURE LAND USE MAPPING**

The final version of the map that will be presented to the state Land Use Review Board was presented. The largest changes include the north Rt. 8 Corridor and Shelburne Rd. Part of Spear Street has changed from being a planned growth area to transitional, due to lack of connectivity, which means that it will not qualify for any Act 250 exemptions. The North Village Center was added to the map and the industrial area off of Shelburne Rd, has now been changed to enterprise. The museum will be part of the village district. The areas of town that would qualify for Act 250 were clarified. This revision to the map was to streamline qualification for Act 250 but raises

financial concerns for the state. Bike paths should be brought up when the correct committee is present to discuss because there are none provided on the map; there are only primitive paths.

#### **9. OTHER BUSINESS**

The next meeting will be held on Saturday, March 28. Shelburne is looking to hire a new Land Use Planner.

#### **10. ADJOURNMENT**

**JEAN SIROIS made a motion, seconded by RAMZY KANAAN, to adjourn the meeting. Motion passed 4-0 at 8:58 PM.**

Respectfully submitted,  
Darby Mayville & Jamie Harrison

**Next meeting: March 28<sup>th</sup>**