

**TOWN OF SHELBURNE
PLANNING COMMISSION
MINUTES OF MEETING
June 23, 2022**

***Hybrid meeting.**

MEMBERS PRESENT: Steve Kendall (Chair); Deb Estabrook, Jean Sirois, Stephen Selin, Shawn Sweeney, Tom Karlhuber. (Marla Keene was absent.)

STAFF PRESENT: Adele Gravitz, Planning Director and Aaron DeNamur, DRB Coordinator.

PRESENTER: Mary Madden, Blue Zones

OTHERS PRESENT: Members of the public participating in the meeting included Gail Albert, Monica LaLime, Chris Badami, Chris Latta, Dorothea Penar, Pete Serisky, Robilee Smith, Rowland Davis, Don Rendall, Paul Mayer, Mike Major, Anne Bentley, Susan Jean Hull Grasso, Mark Sammut, Mike Ashooh, Jim White, Brian Precourt, Allyson Myers, Bob Glover, Dianne Davis, Tracey Beaudin, David Webster, Donna Millay, Jessica Trautwine, Greg Doremus, Nancy Badami, Rowland Davis, Jessica Brumsted, Barbara Grant, Media Factory.

AGENDA:

1. Call to Order
2. Approval of Agenda
3. Approval of Minutes (5/26/22 & 6/9/22)
4. Disclosures/Potential Conflicts of Interest
5. Open to the Public
6. Presentation: Blue Zones
7. Old Business
8. New/Other Business
9. Adjournment

1. CALL TO ORDER

Chair, Steve Kendall, called the meeting to order at 7 PM and introduced the newly appointed Planning Commissioners: Shawn Sweeney and Tom Karlhuber.

2. APPROVAL OF AGENDA

MOTION by Stephen Selin, **SECOND** by Deb Estabrook, to approve the agenda as presented. **VOTING: unanimous (6-0); motion carried.**

3. APPROVAL OF MINUTES

May 26, 2022

MOTION by Deb Estabrook, **SECOND** by Jean Sirois, to approve the minutes of 5/26/22 as presented. **VOTING: 3 ayes, 3 abstentions (Stephen Selin, Shawn Sweeney, Tom Karlhuber); motion carried.**

June 9, 2022

MOTION by Steve Kendall, **SECOND** by Stephen Selin, to approve the minutes of 6/9/22 with correction in Item #6 of “exclusionary zoning” to “inclusionary zoning”.

VOTING: 2 ayes, 4 abstentions (Deb Estabrook, Jean Sirois, Shawn Sweeney, Tom Karlhuber); motion carried.

4. DISCLOSURES/POTENTIAL CONFLICTS OF INTEREST

None.

5. OPEN TO THE PUBLIC

None.

6. PRESENTATION: Mary Madden (Blue Zones) on Form Based Code

Adele Gravitz noted the scope of the RFP was for the consultant to Clarify and Illustrate the Ramifications of the Mixed Residential Character District (MRCD) in the Shelburne Road Form-Based Overlay District. The consultant that was chosen was Blue Zones.

Mary Madden, Blue Zones, briefly explained the focus of Blue Zones on healthy living, living longer and living better by looking at food policy, tobacco policy, and the built environment with the idea that people live healthier if they can move naturally during the course of their daily lives. This is achieved when the built environment allows people to walk, bike, and engage in the community.

Mary Madden reviewed the “ABC’s” of Form-Based code and the MRCD.

1. ABC's of Form-Based Code (FBC)

FBC is a tool for shaping community form and character. FBC is a tool that fosters predictable built results and high-quality public realm by using the physical form (rather than separating uses) as the organizing principle.

What is the desired outcome and reason for using the FBC tool?

Placemaking qualities:

- Preserve and enhance?
- Evolve?
- Transform or create?

2. Issues with the Mixed Residential Character of the Shelburne Road Form-Based Code Overlay District

- Complexity
- Process
- Standards

- The town’s goal for using the Form-Based tool is not clear.

- The Form-Based overlay district is overly complex and difficult to understand.
- There is no specific process set up to review applications in the Form-Based Overlay District.
- Standards in the Mixed Residential Character District should produce the results wanted by the town, but the language for the overlay is unclear, vague, or contradictory and the desired results for this area are not clear.
- Parameters for the form based mixed residential character district are too broad.

Post-presentation:

1. Can the Planning Commission (legally) require certain building types in certain places? Madden suggested consulting with Vermont attorney, but yes. Different options might include: change the zoning, or, if zoning is optional--when a developer opts in, they are choosing to accept.
2. The question of how many people relates to car dependency. Car need is, in part, a marketing question. For example, a single parent may want a two-bedroom apartment with just one parking space (and not pay the cost of two parking spaces).
3. Missing are standards to subdivide larger parcels to ensure blocks and lots that create neighborhoods and connectivity. The private roads in Shelburne are an unaddressed issue in the current code.
4. There is a difference between allowed, permitted and required. Standards that allow more development potential, in return, require the developer to provide what the town needs. This code does not.
5. Is the issue the complexity of interpretation of the rules of Form-Based code or are the rules so open-ended to be confusing? It is a combination of both.
6. MRCD in an area of an existing neighborhood raises question. Was there a long-term goal to transform the area? MRCD in 2014 was made up of vacant properties as well as established neighborhoods.
7. Time and resources to revamp the code – the town needs to decide what it wants to achieve and that will help identify the process (time and resources).
8. Final Blue Zones Presentation will be posted on Front Porch Forum.

7. OLD BUSINESS

Staff reported:

- Website to be updated to reflect current Planning Commission members. Nameplates will be provided for the members.

8. NEW/OTHER BUSINESS

Next Planning Commission meeting will focus on next steps with MRCD of the Shelburne Road Form-Based code based on the information from Mary Madden (Blue Zones).

9. ADJOURNMENT

**MOTION by Stephen Selin, SECOND by Deb Estabrook, to adjourn the meeting.
VOTING: unanimous (6-0); motion carried.**

The meeting was adjourned at 9:10 PM.

RScty: MERiordan