

Shoreham Planning Commission Meeting Minutes  
October 16, 2023 at 7 p.m. DRAFT

Attendees: Carrie Marini, Molly Kerr, Linda Larrabee, Tim Steady

Guest attendees: Robin Conway-Zoning Administrator

Meeting started 7:12 pm

### Agenda

1. Public Comments- none
2. Approve minutes for 9/26, 10/2, and 10/9 meetings:
  - Linda moved to have the 10/2/23 minutes approved and Carrie seconded. Minutes were approved with the last item (g) to §5.202. The remaining minutes will need to be reviewed next month as we didn't have a quorum from prior meeting attendees.
3. Continue reviewing the draft Shoreham Unified Development
  - **§6.401 A. 1.**
    - Move to **§6.402 A.**
  - **§6.503 E. 3. Open Space-iii:**
    - Change 15% to 50% of total land area of the proposed subdivision be left open and/or for recreational purposes.
    - Change end of the last sentence to read: 10 or more lots shall dedicate a minimum of 15% of the total land area of the proposed subdivision be left open and/or for recreational purposes.
  - **§6.503 F. 2. Roads, Traffic, Pedestrians. b:**
    - Change sidewalk width from 5ft to 4ft
  - **Article II Summary Table comparison to District tables.**
    - Ag District:
      - Club add in as C
      - Multi-family A change to C
      - Mixed use add a C
      - Post Office add SP
    - MDR:
      - Office change to C
      - Religious Facility change to SP
    - Farm Labor Housing across the summary table is C.

Linda made a motion to release this revised Shoreham Unified Regulations in order to hold a hearing 11/13/23 to get public feedback. Molly seconded. All in favor.

- Change to Zoning Regs notice:
    - Multiple legislative changes to land use regulations between 2014 and 2023 have been enacted.
    - Carrie does not want to sign the document as she doesn't agree with VT ACT47
4. Other old business

- Carrie and Tim went to the Selectboard meeting 10/11/23 and Carrie spoke about the village park district and who has the ability to expand this section in the Farnham Property. This has to pass public hearing. The Planning Commission can discuss and propose the change to this district since it is two different districts.

5. New Business

Linda made the motion to adjourn, and Carrie seconded. The meeting ended at 8:16 PM.

Next regular meeting is 7:00 PM, Monday, November 13th, 2023 – Zoom & in person.

Respectfully submitted,  
Molly Kerr