

Shoreham Planning Commission Meeting Minutes
June 19, 2023 at 7 p.m.

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

Guest attendees: Robin Conway-Zoning Administrator, Peter Lynch-Selectboard

Meeting started 7:08 pm

Agenda

1. Public concerns- none
2. Review and approve minutes from May 15, 2023. Linda moved to have the minutes approved and Carrie seconded. The minutes were approved by all.
3. Discuss solar battery storage and fire hazards and possible policy/regulations:
 - a. Tim is part of the fire department, and they recently had a presentation to show the dangers of solar battery storage when fighting fires. These Tesla and other types of solar storage batteries are very dangerous and explosive. Usually, they are stored in a garage or basement. The batteries are difficult to put out and can continuously explode.
 - b. Tim is hoping we can come up with signage to warn the fire department about the storage batteries and isolate the fire in that section as needed. The cost of signage would come from the town.
 - i. Linda suggested an ordinance to put a sign up and bring up to the selectboard.
 - ii. Robin advised she could add the wording to her email packet when she issues a permit for a new house.
 - iii. Molly will ask Dave Shaw-Middlebury Fire Department captain how Middlebury requires the fire department to approve all solar systems.
 - iv. Peter said we have some ARPA funds and could be used in conjunction with the new 911 signs by putting a sticker on them.
 1. Tim will go to the next Selectboard meeting to discuss this.
4. Continue reviewing draft zoning regulations: Article I and Article II
 - a. Article I:
 - i. Robin will correct the effective date after the meeting adoption from 21 days. Also, DRB (Development Review Board) needs to be added as a definition and remove ZBA section.
 - b. Article 2:
 - i. Carrie asked where we could view the flood maps and Robin indicated anyone can reach out to the town clerk to ask to see them.
 - ii. 2.04 Assisted living/Retirement – add the word “Facility” to the end. Also take out from the flood zone.
 - iii. Campground/RV park- add “C” to VCD. All approved except for Carrie for this change.

- iv. Contractor's yard- update LDR to "C".
- v. Daycare more than 6 kids – change all 4 categories to "SP" not "C".
- vi. Table discussion- Tim motioned to table this topic so we can review item #5 below since the time was getting late. Linda seconded.

5. Discuss possibility of holding special meetings every other week to move faster with the zoning regulations review.

- a. We have 5 chapters left to review until the grant ends 12/31/23. Looking to add in another meeting each month.
- b. Dates discussed so far including normal third Monday of the month:
 - i. 7/10, 7/17, 8/7, 8/21, 9/11, 9/18
 - ii. We will revisit dates each month to confirm and see if we need to meet twice a month through December.

6. New Business- none

Linda made the motion to adjourn, and Molly seconded. The meeting ended at 8:56 PM.

Next meeting is 7:00 PM, Monday, July 10th, 2023 – Zoom.

Respectfully submitted,
Molly Kerr