

Shoreham Planning Commission Meeting Minutes  
July 17, 2023 at 7 p.m. DRAFT

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

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

Meeting started 7:20 pm

Agenda

1. Public concerns
  - a. Peter Lynch advised Jason Paquette is looking to get window signs.
2. Review and approve minutes from June 19, 2023. Linda moved to have the minutes approved and Carrie seconded. The minutes were approved by all. Review and approve minutes from July 10, 2023. Linda moved to have the minutes reviewed and Carrie seconded. Robin suggested edits and minutes were approved as amended.
3. Transportation Grant- Deb
  - a. Deb reviewed the energy plan and looking to see if the Farnham Property would be a good fit. This involves zoning and possible EV charges. Linda moved to have Deb act as the Lead person to attend a Selectboard meeting to get their thoughts and Molly seconded. Robin said at this time we don't have anything in zoning regarding this.
4. Energy Committee-Report from Linda on Regional meeting. Committee member volunteers?
  - a. Last month Linda attended a Regional committee meeting. There is new energy data – map tool available online which display known constraints. Prior planning commission member George Gross wanted to see the information overlayed on top to give a better idea. Deb said she would like to volunteer and assist Tim and Linda. All approved.
5. Continue reviewing draft zoning regulations: Article I and Article II
  - a. **§2.04 SUMMARY TABLE OF PERMITTED & CONDITIONAL USES**
    - i. Mixed Use-intended plan to do multiple uses at the same time. Not something one year and then another thing a next year.
    - ii. Mobile Vendor definition adjustment:  
**§4.321 Mobile Vendors**

“Mobile Vendor” means an itinerant business operator or vendor who conducts business with the public at large from a vehicle or other conveyance upon public roads in the Town and/or privately owned commercial or residential properties. Typically, though not always, this is a person or entity preparing, selling, or serving food from a pushcart or mobile vendor vehicle. All such enterprises shall be considered commercial uses and the property where the mobile vendor proposes to be located shall be an Accessory Use to a privately-owned commercial or residential property.

- iii. Mobile vendor – change from SP to Conditional on table
  - iv. First line item in table: **Accessory Apartment/Use/Structure** remove the words Use/Structure because of the mobile vendor definition above.
6. New Business
- a. Carrie discussed Farnham Property topic. She and other residents in town are looking for a Conservation opportunity. Tim suggested Carrie present this to the Selectboard.
    - i. Peter said she would need a comprehensive plan before coming to the committee.
7. Dates discussed so far including normal third Monday of the month:
- i. 8/14, 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.

Linda made the motion to adjourn, and Molly seconded. The meeting ended at 9:23PM.

Next meeting is 7:00 PM, Monday, August 14th, 2023 – Zoom.

Respectfully submitted,  
Molly Kerr