

Town Of Sheldon
Special Planning Commission Meeting
October 29, 2024

Those Present: Nancy West (Chair), Susan Brooks, Hillary Weed, Jeff Kane;
Matt Stebbins (Town Administrator), Danielle Turin (ZA/PC Clerk)

-Meeting Opened and called to order at 6:07 pm.

-Meeting is a special convening to discuss and approve Articles 1 and 2 of the new Land Use and Development Regulations plan.

-Article 1:

1.1 & 1.2 approved.

1.3 remove “comfort” and “convenience”.

1.4, 1.5, 1.6 approved.

1.7 add “while also supporting landowners’ ability to develop property as appropriate”.

Table 1.1 approved.

-Article 2:

2.1: Matt provided an updated NRPC village map.

A: add Sheldon Springs village district.

B: include new state regulations for incorporating flood zones.

C: approved.

2.2 approved.

2.3: add new sections for Sheldon Springs and Sheldon Creek districts.

A: rewrite: “Sheldon Springs district: The purpose of this district is to maintain a balanced town location for residential and commercial use. The purpose of the Sheldon Creek district is to maintain a balanced town location for residential and commercial use. Municipal water and sewage disposal are available in this district. Development on small lots will be encouraged to take advantage of these services, as well as to maintain the traditional pattern of development.”

B: approved.

C: remove “Any new Class I, Class II, or Class III roads taken over by the town after the effective date of these regulations shall not be used in delineating the Rural Land I District.” Rewrite: “Agriculture will still be considered an important land use in the district and new development should be allowed while minimizing potential conflicts with existing agricultural operations.”

D: approved.

E: change to incorporate state regulations.

F: approved.

2.4: Motion to leave as written: approved.

Table 2.2 separate Sheldon Creek and Sheldon Springs village districts.

-Matt provided updates on Connect Sheldon, the Grist Mill grant, the Rail Trail plan at the Bourdeau site, and the town plan approval hearing on 11/20/24 and approval meeting on 12/11/24.

-Nancy provided an update on her conversation with Jon Grismore; the selectboard will meet with him to revisit a contract for sheriff coverage.

-The board agreed to meet on Tuesday, December 3, 2024 to discuss and approve Article 3 of the town plan revisions.

-Meeting Adjourned 7:32pm.

Meeting Minutes Respectfully Submitted by:
Danielle Turin, Zoning Administrator/PC Clerk