

APPROVED 11.25.14  
Chris Williams  
SIGNATURE

Shaftsbury Planning Commission  
Draft Meeting Minutes  
Shaftsbury Town Hall  
61 Buck Hill Road

September 23, 2014

Members Present: Chris Williams (Chair), David Spurr (Vice Chair), William Pennebaker, Abigail Beck

Others Present: Tim Scoggins, (Select Board Chair), Shelly Stiles, ZA

1. Call to Order 7:01 p.m.
2. Discussion of open meeting law:

Mr. Scoggins advised the board that all Town committees are subject to the new open meeting law. Even draft minutes must be posted to the website within five days. A year-long grace period is in effect.

3. Discussion of proposed changes to zoning bylaw.

Granger and Shaftsbury Hollow Rd. areas. Commissioners explained the rationale: that before the area was rezoned many years ago, RR 80 continued to the 1600' contour. After rezoning around 2002 (which followed not only the 1200' contour but some property lines as well), several homes became non-conforming, and areas along the streams where the land was flat became essentially undevelopable. The changes were not well-received by the residents in the area. The present proposal, to rezone to RR 200 at the 1400' contour north of the RR 80 boundary and east, north, and west of Granger Hollow and Shaftsbury Hollow Roads, seems a middle ground, a defensible position. It would make non-conforming homes conforming, and would open up only about 16 lots for new land development.

The Commission agreed that it did not need to approve ballot language for the proposed bylaw as it had already adopted the proposal when it approved the new Town Plan. Mr. Scoggins will craft ballot language that is concise but which paints a picture of what is being proposed.

4. Discussion of initiatives of interest to Mr. Scoggins for which Planning Commission assistance might be needed.

A spring, part of what may have been the water supply system for the Park McCullough House (including an existing aqueduct over Cold Spring Stream), is located near Horton Hill and Rollin Rds. Mr. Scoggins would like to pursue an "Animated Arts" grant to fund improvements there, e.g. an historical marker, and a drinking fountain for use by bicyclists and pedestrians. Mr. Pennebaker noted that a portion of the Shires Byway lies near the site and may offer opportunities to fund, popularize, and publicize the amenity.

Mr. Spurr moved and Mr. Pennebaker seconded having the Planning Commission be sponsors of the grant application if the project cost is reasonable. The motion passed 4-0.

Mr. Scoggins said he'd welcome ideas as to how the Town could promote hunting, and therefore hunters' use of local businesses, on privately owned land. He noted owners of land in the Use Value Appraisal program may not charge a fee to hunt on their lands.

5. Discussion of other bylaw changes to be included on Town meeting ballot.
  - a. Home occupation. Mr. Williams explained that the proposed changes make the bylaw somewhat more permissive and more exact.
  - b. Multifamily homes
  - c. Open space subdivisions: language re the subdivisions was formerly found in two locations in the bylaw. The changes consolidate the language, and try to make the concept a more appealing one for developers by enhancing incentives. Mr. Scoggins will craft language for these additional changes and share them with the Commission before having them printed.
6. A note regarding website procedure: all commissioners should forward announcements to the Town Administrator, who will see that they are posted.
7. A discussion of what the Commission's next steps should be. It was agreed that upcoming priorities for study are
  - a. Updating the bylaw on the web
  - b. Exploring an FEH ordinance
  - c. Exploring forest-related conservation language in the bylaw
8. Mr. Spurr moved and Ms. Beck seconded adjourning at 9 p.m. The motion passed 4-0.

Submitted by the ZA