

## Minutes of Shaftsbury Planning Commission for February 23, 2016

**Commissioners present:** David Mance, Brie Della Rocca, Mike Foley, Chris Williams

**Also present:** Jim Sullivan of BCRC, Tim Scoggins of Shaftsbury Selectboard

Chris Williams called the meeting to order at 7:00 PM.

**Rural Districts:** The discussion focused on the newly revised bylaw for rural districts. Home occupations are allowed subject to site plan review except for Village Commercial districts where they are allowed as of right. Mike Foley questioned the section on redevelopment of motel properties suggesting that an influx of children could have a negative impact on the school. Others pointed out that the school had ample capacity and that more students would improve the budget situation.

The Recreational Overlay District was examined. Most of this district impacts Rural districts. It was agreed to strike the Phrase "limited to vending machines only and shall not exceed 2.5% of the total building coverage" for public and commercial uses in this district. Also struck was the word "outdoor" to describe ice skating rinks and tennis clubs thereby allowing indoor uses such as tennis "bubbles".

Under 4.2.4 Rural District Dimensional Requirements, Chris Williams asked that the language under XX.6 for Open Space Subdivisions be clarified.

"Group Services" in rural districts were discussed. The question was raised as to what state law says on this subject. Should we drop group services uses in rural districts?

**Forest and Recreation Districts:** Chris Williams asked about the meaning of "community" in the phrase "State or community recreational activities suitable to the forest environment" under permitted uses. Nobody could say what that meant. The consensus was to drop the whole statement.

David Mance presented a map of uses in the commercial districts but time did not permit discussion. The meeting adjourned at 9:12.

Respectfully submitted,  
Chris Williams (in the absence of Zoning Administrator Shelly Stiles)