

Shaftsbury Planning Commission
Regular Meeting
Cole Hall at Buck Hill Road
May 24, 2011

Members Present: Chris Williams (Chair), Bill Pennebaker, David Spurr

Members Absent: Norm St. Onge

Others Present: Joe Hermann (Shaftsbury Water Superintendent), Suzanne Bushee (Zoning Administrator), Bob Whitney (Recording Clerk)

1. Call to Order: Chair Chris Williams called this meeting of the Shaftsbury Planning Commission to order at 7:06 p.m.

2. Approval of Minutes: Bill made a motion to approve the Minutes of May 10, 2011 with corrections. David seconded. All in favor 3-0-1.

3. Old Business:

a. Expansion of Village Residential District:

Discussion with Water District Supervisor Joe Herman to better understand parameters of system

Joe has been the Water Superintendent for the Town of Shaftsbury for the last 32 year. He provided written documentation to the Commission including the State of Vermont permit to operate and a calculation of uncommitted capacity by Otter Creek Engineering.

Joe said that the town uses 13-14 million gallons per year for residential use. The water system was constructed in 1939 with AC pipe embedded in sand. All users are metered. Chris asked about the basic elements of the system and how the system capacity affects Shaftsbury. Joe explained the water system using a map of the pipes. He feels that the system can probably be expanded with enough funds. The Town of Shaftsbury owns the system. If a developer wanted water for a development it would cost him half a million dollars or more and then it would have to be turned over to the town. To expand the village residential district would require another pumping station. Bill asked about the reserve capacity of the system. Joe responded that one million gallons were reserved for Stanley Tools and there is another two million gallons to play with. Joe said that an expanded village residential district may be accommodated but then fire flow needs to be accounted for as well. Joe continued by saying that the town is allowed 20 million gallons a year for residential use and is presently using less than 15 million gallons due to conservation efforts and repaired

leaks. Joe anticipates problems with water and waste water in the future. Starting in 2013 testing results will go to the Federal government instead of the State of Vermont.

Chris explained the options being considered for the expansion of the village residential district. Joe replied that there is some reserve capacity in the system and future expansion would benefit the whole town but just 300 users would pay for it. Joe can see development if the people benefitting share the cost.

The Planning Commission thanked Joe for his input and improving their understanding of the water system in Shaftsbury.

Chair Chris Williams updated the other commission members on the availability of land for expansion of the village residential district. He told the members that in a talk with David Mance it was communicated that there are no intentions to sell the property involved. The caretaker of the Lear property also told Chris there was no intention to sell.

Chris feels that the land originally proposed for the expansion is the best possible site. Twitchell Hill is not as good. Bill would like the expansion to proceed only if public water is available.

Chris inquired if any of the other members were willing to make a motion to submit language to the Town Select Board. The other members did not want to do so at this time. It was decided to carry this discussion to the next meeting.

b. Zoning Administrator Update: Chris asked Suzanne about her workload and if there is anything she needed. Suzanne replied that work was going well and asked for guidance on violation enforcement.

4. New Business:

a. Transient lodging in VR district (and possibly others)

Chris said that zoning is more about uses than structures. A less torturous approach is to take the transient lodging term and incorporate it as a conditional use in village residential and roadside commercial districts. Further discussion is deferred until the next meeting.

5. Adjourn: A motion to adjourn was made by Bill at 9:15 p.m. and seconded by David. Approved 3-0-1.

Respectfully submitted,
Bob Whitney