

**MINUTES OF THE SHAFTSBURY PLANNING BOARD  
AUGUST 26, 2008  
COLE HALL  
SHAFTSBURY, VERMONT**

Board Present: **Craig Bruder (Chairman), Bill Pennebaker, Bob Carter, Chris Williams, Norm St.Onge**

Board Absent: **none**

Others Present: **Tony Zazzaro (Zoning Administrator)**

**Susan Swasta (Recording Secretary) was not able to attend the meeting, Norm St.Onge recorded the meeting minutes in her absence.**

1. Call Meeting to Order:

**Chairman Craig Bruder called the meeting to order at 7:00 PM.**

2. Minutes:

**August 12, 2008 Minutes**

Bob Carter made a motion to approve the minutes. Chris Williams seconded.

Motion to accept August 12, 2008 minutes carried 4-0-1. (Norm St.Onge abstained because he had not attended the meeting).

3. Other Business:

**Chairman Bruder initiated a brief discussion regarding the definition of "Compact Development". Zoning Administrator Tony Zazzaro stated that it allows for a higher housing density, i.e. a 'cluster' of housing within a development which provides for a larger parcel of open land to remain undeveloped.**

**The board generally agreed with this definition. Mr. Zazzaro then excused himself from the meeting as there were no further issues requiring his immediate input.**

4. Old Business:

**The Town Plan revisions were reviewed against the working notes kept by Chairman Bruder and Mr. Williams. Progress was made up through section 9.1.**

**At 9:40pm Chairman Bruder noted that the board could stay in session that night to complete the review of the Town Plan revisions or the board could agree to meet on Tuesday, September 2, 2008 at 7pm to complete the review. The Board agreed to meet on September 2, 2008 with the review commencing at section 9.2.**

Mr. Carter made motion to adjourn. Mr. Williams seconded.

Meeting adjourned at 9:45 PM.

**Respectfully submitted,**

**Norm St.Onge**