

Shaftsbury Planning Commission  
Nov. 14,2017

- 1) The meeting came to order at 7:04 pm. Members present were commissioners Chris Williams(chair), Mike Foley, and Mike Cichanowski. Also present was Tim Scoggins.
- 2) Mike Cichanowski moved to approve 10/24/2017 minutes. Foley seconded. Without discussion the motion was passed 3-0-0.
- 3) Chris Williams opened up the meeting by asking for an up or down vote on whether the planning board should create a town energy plan. Mike Foley was not ready to go forward with an up or down vote without further discussion. Mike Cichanowski thought that maybe getting a “seat at the table” with the public service board during future decisions regarding siting of solar or wind projects might benefit the town. But in order to get an energy plan passed, the planning board and select board may meet negative reactions from some town members. Chris Williams went on to explain to Tim Scoggins that Jim Sullivan’s BCRC presentations and the 2050 VT energy goals may already scare some residents who are reluctant to change in fossil fuel use. Chris Williams reminded the board that the town residents would have to approve any future town energy plan. Tim Scoggins asked if the board could “zone” solar? Chris Williams said that any future renewable project would help Shaftsbury keep more future energy dollars from leaving the town and state. Tim Scoggins asked if the board would want to restrict areas for future installations? Mike Foley mentioned that with changes in efficiencies and new technology, maybe the town wouldn’t need an energy plan in order to meet 2050 goals. Chris Williams mentioned 170 new Applegate apt. units all being served by one efficient wood fired boiler. The mood of the board seems to lean towards not going forward with the town-wide energy plan.
- 4) The discussion then moved to the definition of hotel-motel regarding the Iron Kettle. Do the commissioners deal with trying to define the Iron Kettle or if not ,could it be a model for future hotel-motel use in Shaftsbury. Mike Cichanowski mentioned that AirBnB may also wish to use motels. Tim Scoggins asked about the Hillbrook Motel,can we control future use. Chris Williams mentioned the town’s current bylaw was created to help redevelop motels based on septic capacity, setbacks etc. Chris Williams then mentioned that occupant safety is the main issue and state oversight in coordination with the zoning administrator might serve as a solution. Length of stay in these types of buildings would have to be better defined.
- 5) Town trails and hiker’s parking and legal rights of way were discussed. Tim Scoggins wants to know if the town can get hikers access to town forest property cheaply? Mike Cichanowski wondered if slow and small scale development of these parcels is best. The board will ask Shelly Stiles to look for land records for a legal right of way and Chris Williams will re-write a memo to the select board regarding future use.
- 6) The meeting was adjourned at 8:45 pm.