

Shaftsbury Development Review Board
April 7, 2021

1) Call to order

The meeting came to order remotely at 6 p.m. Present were board members Tom Huncharek (chair), Mike Day, Tedd Habberfield, and Lon McClintock. Also present was zoning administrator Shelly Stiles.

2) Conflict of interest

No one reported a conflict of interest with any item on the agenda.

3) Minutes

Mr. Huncharek moved to approve the March 17, 2021 minutes. Mr. Day seconded the motion, which passed 4-0-0.

4) Rules of procedure

Mr. Habberfield and Mr. McClintock haven't been able to get together to work on their revision. They agreed to meet on Sunday April 11 via Zoom at 10 a.m. If Mr. Habberfield finds he can't make that meeting, Mr. McClintock and Mr. Huncharek will meet at 9 a.m. instead.

5) Other business

The group discussed the Arlington Boundary Line Adjustment bylaw, which permits the zoning administrator to approve BLAs. Ms. Stiles had three comments: that some sort of acreage limit should be imposed, that the bylaw makes no provision for protecting stone walls and tree lines, and that she didn't understand how the zoning office ensured that the new deed accurately reflected the new plat. After discussion, she said she was comfortable taking on the responsibility entailed in the bylaw. The consensus of the board was that they were comfortable giving the zoning administrator that responsibility. (It was noted that there may arise confusing situations. In those cases, the zoning administrator can deny the application and encourage the applicant to appeal the denial to the DRB.)

All agreed that the revised bylaw should not be inserted in the subdivision section, but that it should be its own stand-alone appendix. (A BLA is by definition not a subdivision.)

Ms. Stiles will send out a draft to the DRB.

Mr. Huncharek and Mr. Day reported on their discussion of the proposed dog boarding bylaw with the Planning Commission. He said they urged the PC to do a reset, narrowing their focus. They tried to impress upon the PC how important language can be, and how the DRB can be left at sea when faced with flexible language. Mr. Huncharek said he thought the PC would deal only with dog boarding at this time and may not address other animals any time soon.

Everyone said they would be available for a May 5 hearing on a permit amendment request.

Ms. Stiles described the upcoming hearing on turning the Hillbrook Motel into an apartment building with one perpetually affordable unit.

Mr. Day asked about the progress of the Burke/Cross matter appeal. Mr. McClintock said the Ecourt did not contact him for testimony.

Mr. Day noted that the auto repair shop at Church and 7A hosts a lot more vehicles than it ever used to host. Ms. Stiles will explore what, if any, restrictions the permit imposes re the number of vehicles on site.

Mr. McClintock noted that a landowner on White Creek Road has more than the maximum allowed unregistered vehicles on his site and that his screening fence is falling down. Ms. Stiles will explore the issue.

At 7 p.m., Mr. Huncharek moved to adjourn. Mr. Habberfield seconded the motion, which passed 4-0-0.