

Town of Shaftsbury Development Review Board (DRB)

Regular Meeting

June 5, 2024

In person at Cole Hall and remotely via Zoom

1. Call to order

The meeting came to order at 6 p.m Present were board members Mike Day (chair), Zoe Contros Kearn, Sarah Costin, Tedd Habberfield, and Denny Browe. Also present were citizens Marty Harrington, Sheena Murphy, and zoning administrator Shelly Stiles.

2. Conflict of interest

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

3. Sign in sheets

Sheets were passed around and completed.

4. Outstanding minutes

Ms. Contros Kearn moved to approve the February 21 minutes. Mr. Habberfield seconded the motion, which passed 5-0-0.

5. Application 23-0031, parcel 18 01 45, owner Donald Amoroso, 1774 Buck Hill Road, Shaftsbury VT: home occupation, roofing business.

Co-owner Sheena Murphy described their proposed project. They wish to enclose two bays totaling 546 s.f. each on an existing barn and use those spaces to store equipment and machines used in their roofing business, to include rolls of standing seam roofing, hand held tools, underlayments and other items. A seam machine will be stored inside a trailer, which will also be stored on site. Almost all work itself is done on the job site, but sometimes they might bend the metal roofing for valleys before taking it to the job site, or create drip edges. Their property has no connection to Route 7.

The Board went through bylaw section 4.2.2.f. Ms. Murphy said their primary residence is also on the property.

They will use an existing structure as well as store equipment on site. She uses her laptop on business matters from her home but has no office in the residence.

The company has two employees.

The proposed business is secondary to the use of the property as a home. At a later time they may make use of a second-floor space in the barn as an office. The space to be used inside and outside will total less than 1500 s.f.

The property is screened from view from Buck Hill Road and Route 7.

No excess noise will be generated. No waste produces will be produced. It is a windy location but any shingles are usually delivered to the job site.

Mr. Harrington, an abutter, spoke in favor of the proposal.

Mr. Day explained the requirement that a decision be rendered within forty-five days or the project is automatically approved. He noted a fifteen day appeals period following the publishing of the decision.

Mr. Habberfield moved to close the hearing. Mr. Browe seconded the motion, which passed 5-0-0.

Mr. Habberfield moved to enter private deliberation. Ms. Costin seconded the motion, which passed 5-0-0.

Mr. Habberfield moved to leave private deliberation. Ms. Contros Kearl seconded the motion, which passed 5-0-0.

Mr. Habberfield moved to approve the application without conditions. Mr. Browe seconded the motion, which passed 5-0-0.

Ms. Stiles will draft the decision document and share with board members.

6. Annual reorganization

Ms. Costin moved to appoint Mr. Day as chairperson for another term. Mr. Habberfield seconded the motion, which passed 5-0-0.

Ms. Contros Kearl moved to appoint Mr. Habberfield as vice chairperson for another term. Ms. Costin seconded the motion, which passed 5-0-0.

Having no business to review then, the board agreed to cancel the June 19 meeting.

Mr. Habberfield moved to adjourn at about 6:40 p.m. Mr. Browe seconded the motion, which passed 5-0-0.