

MINUTES OF THE SHAFTSBURY PLANNING BOARD  
March 30th, 2010  
COLE HALL  
SHAFTSBURY, VERMONT

**Board Present:** Norm St. Onge, Craig Bruder, Chris Williams.

**Board Absent:**

**Others present:** Bill Pennebaker, Tony Zazzaro (Zoning Administrator), Megan Wick-Albert (recording secretary)

**1. Call Meeting to Order:**

Norm St. Onge called the meeting to order at 7:03 pm.

**2. Minutes:**

**March 9<sup>th</sup>, 2010**

The following corrections were made to the March 9<sup>th</sup> minutes:

- Under Item 4 A: The first sentence stating “Chris Williams reviewed the subdivision by-laws “since the last discussion” was removed. 13 lines into the paragraph, typo of “reverence” and was changed to “reference”. 16 lines down it should read “Norm said that the statement should be changed from shall be to should be.”
- 21 lines in, Chris asked how much enforcement there was. After this, “where” is removed from the following sentence and starts a new one. On the second line, second page “theoretically” is changed to Craig “used the example of.”
- Under Item 5A: it states “Lake Paran” and is changed to “Paran Acres.”
- Under Item 5B: in the first sentence “affect” is changed to “effect.” In the 4<sup>th</sup> line Tony answered that the “state statutes provided for the fine and the board agreed.” In the 5<sup>th</sup> line, “honest” is changed to “accurate”. The last sentence is changed from Tony “could suggest” to “would suggest.”

**Chris Williams motioned to approve the minutes of March 9<sup>th</sup>, 2010. Craig Bruder seconded. Motion approved 3-0-0.**

**3. Old Business:**

**A. Building Permit Application Revisions Final Review- Tony Zazzaro**

-It's suggested to change the text and font sizes of the whole document. Chris asked if floor plans were needed. Tony said listers may want them and he would ask Angie about this.

**B. Paulin's Signage Report- Tony Zazzaro**

-Tony said the old sign was built in 1991 and it was discussed whether there was a sign ordinance in place at this time. Craig said that this area has everything they're working around as far as zoning goes. Tony said it was under site review when they built the diesel pump, but it was not brought up as an issue at that time. Chris suggested writing a memo to the DRB about signage that's in violation and should be a part of the initial building permit. Norm said he will draw up a letter and send it to the DRB.

**C. Continued discussion: Subdivision Regulations-Chris Williams**

-Bill suggested preservation of agricultural lands as a priority since as of now there is no enforcement or requirement to do so. Chris stated there Act 250 did this by prime soil types. Norm said it could be possible to rank the soil against the map in applications for subdivision.

-In discussion of the right to farm and building on prime agricultural land, it was stated that once it is built on it can't be farmed. Norm suggested having the surveyor or engineer determine this. In the Zoning bylaw's it states that high density cannot be done on prime agricultural land. Currently there is no description of doing this in the subdivision bylaws, but is in the zoning bylaws. Chris suggested the chart that's provided should be removed and would have to be approved by the DRB.

-Further discussion of density bonuses led to the conclusion of clarifying the percentage of a bonus since the zoning and subdivision bylaws have 15% and 20%.

-Chris added a suggestion of creating an affordability bonus in regards to clusters and singular homes. Bill suggested that this could be a different section. Model language for this section will be drawn up and will be

emailed to everyone to review before the next meeting.

**4. Other Business**

**A. DRB Meeting:**

-Norm stated the PC should have a list of things to discuss with the DRB. They include zoning vs. subdivision bylaws, mechanisms that have given the DRB problems, if density bonuses are generous enough, and the language and where open space regulations should be located (Subdivision or Zoning). The PC would like suggestions on all of these from the DRB.

**5. Executive Session:**

**Chris Williams motioned to enter executive session at 8:50 and ended at 9:10. Craig Bruder seconded.  
Motion approved 3-0-0.**

Respectfully submitted,

Megan Wick-Albert