

Shaftsbury
Planning Commission
Cole Hall at Buck Hill Road
June 14, 2011

Members Present: Chris Williams (Chair), Bill Pennebaker, David Spurr

Members Absent: Norm St. Onge

Others Present: Bob Whitney (Scribe)

1. Call to Order: Chair Chris Williams called this meeting of the Shaftsbury Planning Commission to order at 7:08 p.m.

2. Approval of Minutes of May 24, 2011: Bill made a motion to approve the Minutes and David Seconded. Discussion followed. It was decided to change the seventh sentence of the third paragraph in Old Business to: The Town of Shaftsbury owns the pipes in the Town and North Bennington owns the system.

3. Old Business:

a. **Expansion of Village Residential District**

Review survey of existing Village Residential District

Continue discussion of how to achieve expansion: Bill shared a map of the Town with the other members and explained that there are fourteen lots available of which eight are buildable. Space is limited, he continued. There is possible expansion room in the Babsey Road area. Bill suggested that area could be developed with the proviso of having public water. Bill would like to get input from Art Whitman and the Economic Development Committee at a meeting.

Chris explained that this issue has been on the agenda for quite awhile now and asked if the members were any clearer on the issue. Bill said that where growth occurs cannot be easily predicted; though if water is available the market will dictate where growth will be. Dave said that the Planning Commission can influence where growth occurs.

The area to the east of the present VR district is a large contiguous area. The area to the west, the Twitchell Hill area, is discontinuous to the village. Bill's feeling is that expansion of the VR makes the most sense only where public water is available. David said that he can go along with the public water restriction but the phrase "public water" needs to be defined.

Chris asked what the language should be. David suggested that the lot size of one half acre be allowed if the lot is attached to the North Bennington public water system. Chris suggested that a new district, possibly called VR-2, with a different set of requirements could be developed. Expansion is tied to the water system, Chris feels. If water is unavailable we are back to RR-40 requirements.

David made a motion to allow one acre lots without public water and one half acre lots with water from the North Bennington system. Expansion in

the vicinity of the current VR district to be called the VR-2 District. Bill seconded. This will be incorporated into the VR District table in the zoning bylaws. All in favor, 3-0-0. David will draft language to be inserted into section 4.2 of the zoning bylaws. Chris will call Art Whitman to get input from the Economic Development Committee.

b. Transient lodging in VR district (and possibly others): Should transient lodging be allowed in all zoning districts, Chris asked. Bill and David agreed that transient lodging be allowed only in Roadside Commercial and Village Commercial Districts. David added that only if septic and water capabilities are there. Chris spoke about local recreation opportunities as driving the need for transient lodging.

c. Affordable Housing bylaw: This issue will be addressed at the next meeting.

4. Other Business: a. Chris stated that there is a bit more to do on an Historic District in Shaftsbury. Bill said that Norm Vernon will know the addresses of the historic sites. Norm has expressed interest in joining the Planning Commission. Bill will approach Norm about this.

Chris would like to get accurate information on the value of the Historic District. He has had trouble getting information from the State. Bill suggested that Norm Vernon could help with this as well.

b. Chris said that a draft of proposed subdivision regulations comparing Shaftsbury to surrounding towns be sent to the Development Review Board. David volunteered to work on this draft.

c. Bill suggested that the members start thinking about possible changes to the Town Plan.

5. Adjournment: The Commission unanimously agreed to adjourn at 9:05 p.m.

**Respectfully Submitted,
Bob Whitney**