

Shaftsbury Planning Board  
Shaftsbury Town Hall  
Buck Hill Rd at 7:00 pm  
Minutes for the Regular Meeting  
May 22, 2012

**Members Present:** Chris Williams (Chair), David Spurr (Vice Chair), Abigail Beck, Norm Gronning, Bill Pennebaker

**Members Absent: none**

**Others Present:** William Jakubowski (Interim Zoning Administrator), Sandra Mangsen (Recording Clerk), Michael Foley, Kathleen Geneslaw, Robert Geneslaw, Tom Huncharek, Mary Beth Maguire, Trevor Mance, Lon McClintock, Karen Mellinger, Jay T. Palmer, Joanne M. Race, Mitchell R. Race, Jeri Schoof.

1. Call to Order

The chairman called the meeting to order at 7:02 p.m

2. Approval of Minutes of April 24

The Zoning Administrator reported that these minutes had been approved at the previous meeting, May 8.

3. Warned public hearing.

Commercial composting bylaw. The chairman asked for comments and questions on the final draft. Trevor Mance., Mitchell Race, and Kathleen Geneslaw responded.

**MOTION. To close the public hearing on this topic. Moved by Bill Pennebaker; seconded by Norm Gronning. Carried 5-0-0.**

**MOTION. To forward the draft composting bylaw to the Select Board for their consideration. Moved by Bill Pennebaker; seconded by Abigail Beck. Carried 5-0-0.**

Several of those in attendance thanked the Planning Commission for its hard work and the transparency and thoroughness of its deliberations. Kathleen Geneslaw suggested that the Select Board might find a presentation reviewing the research that has informed the development of the bylaw.

4. Warned public hearing. Flood Hazard bylaw

**MOTION. To reopen the public hearing. Moved by Bill Pennebaker; seconded by David Spurr. Carried 5-0-0.**

Chris Williams explained the background to the revision of this bylaw, which is driven primarily by the state regulations. He has been in dialogue with the Vermont Dept of Environmental Conservation over the past several weeks.

The proposed Flood Hazard Area Regulations will add language in Sections 3.1, 8.1 8.4 and 8.9. It will also replace language in Sections 7.2.2 to 7.2.2.10 of the existing By-Law.

Lon McClintock asked if the zoning administrator would be responsible for monitoring and reporting with respect to this bylaw; Chris Williams responded that the zoning administrator would be responsible, which would add some complexity to that position.

In response to a question about the existing zoning maps, Chris Williams and David Spurr affirmed that the flood hazard areas are just those that were subject to flooding after hurricane Irene in 2011, as expected.

**MOTION. To close the public hearing. Moved by David Spurr; seconded by Bill Pennebaker. Carried 5-0-0.**

**MOTION. To forward the bylaw as written to the Select Board. Moved by Bill; Pennebaker; seconded by Abigail Beck. Carried 5-0-0**

There was some discussion between Lon McClintock with respect to allocating Select Board meeting time to consideration of the proposed bylaws. The consensus was that the Composting Bylaw would be more fully evaluated in a single-issue meeting, giving ample opportunity for SB members to be grounded in the issues, whereas the Flood Hazard Bylaw could likely be dealt with more quickly in a regular SB meeting.

5. Other business as required.

Home occupation bylaw: proposed update.

Chris Williams described the problem and noted the difficulty of drawing a firm distinction between commercial use and low-impact home occupation. Substantial discussion ensued as to relevant considerations, such as the number of deliveries, quantity of work completed on site, indoor vs. outdoor storage of materials, hours of operation, relevance of outbuildings, means of regulating the size of the operation, distinction between home occupation and contractors (who would do most of their work off site), and the number of business vehicles permitted on site.

Substantial discussion ensued. Mitch Race offered examples and suggestions, as did William Jakubowski.

Chris Williams volunteered to take the lead on drafting a proposed revision to the existing bylaw.

5. Adjournment.

The meeting was adjourned at 9:13 p.m.

Respectfully submitted,  
Sandra Mangsen (Recording Clerk)