

Shaftsbury Planning Commission
Shaftsbury Town Hall
Buck Hill Rd at 7:00 pm
Minutes for the Regular Meeting
August 14, 2012

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

Members Absent: Norm Gronning

Members of the public present: Bob Moffitt

1. Call to Order

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

2. Approval of minutes of July 10, 2012.

Motion: to approve minutes as presented made by Bill Pennebaker, seconded by David Spurr, motion carried 3-0-1 with Abigail Beck abstaining because she had not attended the meeting.

3. Bob Moffitt rezoning request

Mr. Moffitt came before the Commission telling a story of having his property in Shaftsbury Hollow rezoned back in 2001 or 2002 from Rural Residential to Forest and Recreation. He claims that he was never notified as required by law of the proposed rezoning. He presented VSA Chapter 117, Section 4444 which requires the notification. Chris Williams pointed out that this was a recent statute not in effect in 2001. Chris asked interim zoning administrator William Jakubowski if Town zoning files might settle this issue. Mr. Jakubowski replied, "maybe".

Mr. Moffitt related that prior to rezoning the Forest and Recreation district had been above the 1600 contour in this area. After the rezoning, it is closer to 1400' but follows lot lines rather than topography. Mr. Jakubowski who was on the Planning Commission at the time of the rezoning explained that this was done to exempt existing houses. Mr. Moffitt explained that seventeen property owners are affected. Chris Williams assured Mr. Moffitt that the Planning Commission would take this matter seriously and give it a thorough review.

3. Expansion of Village Residential (VR) district and multifamily housing in VR district

Chris Williams gave a recap of last summer's discussion for the benefit of Abigail Beck who was not on the Commission at the time. The Commission had arrived at a consensus that new residential development required a minimum lot size of 20,000 square feet if connected to the municipal water system and 40,000 sf if not. David Spurr and Bill Pennebaker favored an expansion going up Twitchell Hill Road and around Daniels Road because the water system already covered part of that area. Chris Williams suggested that the expansion should be governed by smart growth planning principles and not water system design. A discussion ensued about what makes a good village. Continuity and pedestrian access were two areas of agreement. Bill

Pennebaker expressed concern about which parcels might be available. Chris Williams said that unless the land was conserved to prohibit development, that shouldn't be a concern because rezoning created its own momentum. Since any new residential development will require on-site septic, an analysis of soil suitability should be part of the considerations. Chris Williams said that he would contact BCRC to have that mapped.

Chris Williams pointed out that multifamily housing was only allowed in the Rural Residential districts and not in the Village Residential district.

4. Executive Session to consider Zoning Administrator candidates.

Motion: A motion to go into Executive Session was made by David Spurr, seconded by Bill Pennebaker. The motion passed 4-0-0.

Motion: A motion to return to regular session was made by David Spurr, seconded by Abigail Beck. The motion passed 4-0-0.

Motion: A motion was made by Bill Pennebaker, seconded by David Spurr, to recommend candidate Tyler Yandow to the Selectboard as Zoning Administrator. The motion passed 4-0-0.

The meeting was adjourned at 9:30 PM.

Respectfully submitted,
Chris Williams (Recording Clerk)