

Shaftsbury Planning Commission
Shaftsbury Town Hall
Buck Hill Rd at 7:00 pm
Regular Meeting
November 27, 2012

Members present: Chris Williams (Chair), Norm Gronning, William Pennebaker, David Spurr (Vice Chair)

Members absent: Abigail Beck

Others present: Tyler Yandow (Zoning Administrator), Sandra Mangsen (Recording Clerk), Art Whitman, Jennifer Viereck, Philis Porio

1. Call to Order

Chris Williams called the meeting to order at 7:00 p.m.

2. Approval of minutes of the meeting of Nov 13, 2012.

Motion: To approve the minutes of Nov 13, 2012, as corrected. Moved by Bill Pennebaker; seconded by Norm Gronning. Carried, 4-0-0.

3. Continued Discussion of Sign Ordinance.

Chris Williams asked Bill Pennebaker to lead the discussion, since he had prepared an updated draft of the proposed ordinance.

Bill Pennebaker reviewed the latest draft, items 1–3.4, asking for further comments or questions on each item. Most were considered acceptable as they stand; however, there was substantial discussion of the wording of Section 3.4.2. Again, Bill Pennebaker plans to prepare an updated version for further discussion. At 8:25 p.m., Chris Williams closed the discussion and suggested the group begin with Section 3.5 at the next meeting. As there seems still to be some uncertainty with respect to the areas zoned Village Commercial 1 and Village Commercial 2, which are distinguished in the current draft of the ordinance, the Chairman promised to have descriptions of those areas at hand for the next meeting.

4. Review discussion of zoning district changes in Shaftsbury Hollow.

Chris Williams has made corrections to the decision based on discussion at the previous meeting. Since this evening's meeting was not warned, a motion to approve will be entertained at the next meeting.

5. Discussion of logistics of reissuing zoning bylaws.

Chris Williams has discussed with Margy Becker (Town Administrator) how best to proceed with reissue of the zoning bylaws, and suggests soliciting bids for this

work, which he suspects will cost in the neighborhood of \$600–800. The question of whether to use existing digital files where possible, or of retyping the document from hard copy was discussed. The purpose of this exercise is to make the current version of the town’s bylaws and land-use regulations accessible to the public in hard copy and on the web site.

The matter will be discussed further at the next meeting, with a view to determining the best approach

5. Discussion with Zoning Administrator Tyler Yandow.

In view of the time, this discussion was deferred.

6. Discussion of timetable of Planning Commission activities in coming months.

The Planning Commission will be considering revisions to the town plan in the next months. David Spurr recommended devoting particular meetings to the sign ordinance (e.g., Dec 11; first Jan meeting for sign ordinance) and subsequent meetings to revising the town plan.

Chris Williams reviewed the list of material that is ready to be sent to the Selectboard (zoning map showing three possible expansions of Village Residential zones) and a bylaw revision with respect to multifamily housing in Village Residential and Rural Residential zones). Areas still under discussion include a pole barn bylaw and the sign ordinance)

Norm Gronning added that a proposal with respect to historic preservation needs a little more attention from the Planning Commission before being sent to the Selectboard.

7. Other business as required

There was none.

8. Adjournment

Motion: To adjourn the meeting. Moved by David Spurr; seconded by Bill Pennebaker. Carried 4-0-0.

The meeting was adjourned at 9:30 p.m.

Respectfully submitted,

Sandra Mangsen
Recording Clerk