

**Shaftsbury Planning Commission
Shaftsbury Town Hall
Buck Hill Rd at 7:00 pm
Regular Meeting
December 11, 2012**

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

Members absent: none

Others present: Tyler Yandow (Zoning Administrator), Sandra Mangsen (Recording Clerk), Jennifer Viereck, JoAnn Race, Michael Foley, Art Whitman

1. Call to Order

Chris Williams called the meeting to order at 7:03 p.m.

2. Approval of minutes of meeting of November 27, 2012

Motion: To approve the minutes of Nov 27, 2012, as corrected. Moved by Bill Pennebaker; seconded by Norm Gronning. Carried, 4-0-1 (Beck abstains)

3. Continue discussion of Sign Ordinance

Art Whitman informed the Planning Commission that the Economic Development Committee intends to have discussions with the Bennington Selectboard about economic development issues in the region.

Mike Foley asked about the status of the Town Plan. Chris Williams informed him that it is the mission statement for the town, meant in principle to dovetail with the town's zoning bylaws. The Planning Commission will be discussing the Town Plan in 2013, and the public will be invited to participate in that discussion.

Bill Pennebaker has produced an updated draft of the proposed ordinance, reflecting discussion at the previous meeting.

Bill Pennebaker reminded the group that there remains at least one issue outstanding: location of Villlage Commercial 2 zone, mentioned in item 3.5.

The discussion moved to regulations in VC1 zone (Item 3.4).

In addition, the question of sign sizes and illumination (Item 3.4) are still to be settled.

Chris Williams asked Art Whitman to articulate what he wants to see in a sign ordinance. Art Whitman responded that he hopes in general to see more leniency and flexibility for businesses needing signage for advertising purposes.

David Spurr read from Pownal's regulations, as an example of one simple approach to sign regulation. In Pownal, business wishing to erect any lighted signs must seek DRB approval for conditional use; and signs may be illuminated only during business hours; the size of the signs permitted varies with zoning designation.

There followed a discussion of the availability of variances, and criteria for granting them. The conclusion was that variances are unlikely to be granted for signage that is non-conforming.

Discussion re item 3.9: Should food and beverage machines be regarded as signs, and be in the sign ordinance? Whether such machines should be regulated within a sign ordinance is a matter of debate.

The discussion will be continued at a subsequent meeting.

4. Review final decision document of zoning district changes in Shaftsbury Hollow

Motion. To adopt the decision by the Planning Commission re the request by Bob Moffitt for rezoning of the upper regions of Shaftsbury Hollow (see Rezoning Proposal for Shaftsbury Hollow, dated Nov 12, 2012). Moved by Bill Pennebaker; seconded by Abigail Beck.

Amendment (accepted by mover and seconder).
append to the motion: "and mail a copy to Bob Moffitt and to the Selectboard." Amendment carried, 5-0-0.

Main motion carried, 5-0-0.

There was a brief discussion of a letter (dated Dec 11, 2012) to the Planning Commission from Christian Heins re possible further proposals to reconsider zoning in particular areas of Shaftsbury and Granger Hollows.

5. Discussion of logistics of reissuing zoning bylaws

Bill Pennebaker has created a new digital version of the existing bylaws, including recent additions, with formatting made consistent.

The question of when to issue the bylaws is open, since there are proposals for revision awaiting Selectboard action (Highway Access Ordinance).

The discussion will be continued.

6. Other business as required

Chris Williams asked Tyler Zandow for any updates on matters under review. He spoke about the matter of the Hunt Club currently under consideration by the DRB.

7. Adjournment

Motion. To adjourn the meeting. Moved by David Spurr; seconded by Bill Pennebaker. Carried, 5-0-0.

The meeting was adjourned at 9:20 p.m.

Respectfully submitted,

Sandra Mangsen
Recording Clerk