

**Shaftsbury Planning Commission  
Shaftsbury Town Hall  
Buck Hill Rd at 7:00 pm  
Minutes of the Regular Meeting  
March 12, 2013**

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

Members absent: None

Others present: Tyler Yandow (Zoning Administrator), Sandra Mangsen (Recording Clerk), Megan Donckers, Jay T. Palmer Joanne Race, Jeri Schoof,

**1. Call to order**

Chris Williams called the meeting to order at 7:05 p.m.

**2. Minutes of 2/26/13**

**Motion. To approve the minutes of 2/26/2013 as corrected. Moved by Bill Pennebaker; seconded by Abigail Beck. Carried, 5-0-0**

**3. Continue discussion of Sign Ordinance**

Discussion was deferred.

**4. Town Plan**

Chris Williams invited members and attendees to review the language of the draft of 2/26/13.

The opening sentence was amended to read "re-enacted in 2009."

Megan Donckers asked about the format of the document, in narrative style or in bulleted lists. She suggested it might be more useful as a resource if it included more lists and less narrative.

Chris Williams pointed out that Sections 2-2.8 have been revised based on previous discussions.

Section 2.9. Bill Pennebaker noted that the town has a road plan, which provides criteria for maintenance and/or reconstruction of roads. There was some discussion of possible improvement in rail transportation and its potential impact on Shaftsbury in terms of the need to upgrade rail crossings.

Section 2.10. There was discussion of the need to add a statement with respect to greenhouse gases and global warming, with the implication that there is a critical

need to adopt renewable energy strategies in the town of Shaftsbury. Abigail Beck suggested the statement "Energy sources low in greenhouse gas emissions should be encouraged, and the town should serve as a model in the construction of its own buildings."

## **5. Other Business**

David Spurr reported on the surveys returned thus far, numbering about thirty-five or forty. He hopes that more will be received, but they were not apparently made available on voting day, as was envisioned. It seems from the surveys returned that residents favor growth, development within current high density areas, and avoidance of opening further lands to development.

Chris Williams reviewed the comments heard at the public hearing on the changes to the zoning map, home occupation, and multifamily housing. He asked the members whether they wish to go forward with the plan, or to change it substantially and hold a second public hearing.

There was a consensus that the proposal be sent to the Selectboard, with the addition of a definition of multifamily housing, as housing that includes three or more units.

Bill Pennebaker raised a question about a possible loophole in the proposal, involving further subdivision of an already subdivided lot, which could in principle exceed the maximum density allowed in the initial subdivision. He suggested adding phrase "once subdivided, no further subdivision is allowed."

## **5. Adjournment**

**Motion. To adjourn the meeting. Moved by Abigail Beck; seconded by Norm Gronning. Carried unanimously.**

The meeting was adjourned at 9:15 p.m.

Respectfully submitted,

Sandra Mangsen (Recording Clerk)