

Shaftsbury Planning Commission  
Shaftsbury Town Hall  
61 Buck Hill Road

September 22, 2015

1. The meeting was called to order at 7:07 pm. Present were Chris Williams, Abigail Beck, and David Spurr. Zoning administrator (ZA) Shelly Stiles took the minutes.
2. The August 25, 2015 minutes were reviewed. Ms. Beck moved to accept them; Mr. Spurr seconded the motion. The motion passed, 3-0.
3. Mr. Williams asked the board to depart from the agenda to welcome Mike Foley, who has expressed an interest in being a member of the Planning Commission. Mr. Foley and the Commission shared thoughts related to his possible service.
4. Forestry issues  
Mr. Williams: would prefer a bonus approach to conserving natural vegetation, but can't figure out how to make it happen. Ms. Beck: controlling invasives is key to conserving healthy forests. Maybe simply educating citizens is a worthy goal. Mr. Williams: to pass regulations that people will ignore is to encourage disregard for the law. Ms. Beck: the "carrot" could be an expedited application process for those not enrolled in UVA. But since the application process isn't onerous now, it looks like we either require conservation of natural vegetation for those not enrolled in UVA or forget about it. Mr. Spurr: the Commission could refer citizens to helpful websites. Mr. Williams: the Hale Mountain judgement defined grading as land development requiring a permit. Let's think about dealing with UVA enrollees only for the time being, and continue to try to chip away at the rest.
5. Municipal planning grant  
Mr. Williams shared the draft grant application. Among its goals – make bylaws friendlier for commercial uses. Mr. Spurr suggested that changes could incorporate a list of accepted permitted uses, with DRB site plan approval. Mr. Williams notes that the issue of mixed use must be clarified.  
Mr. Williams: as he imagines the process, the Commission, select board, town attorney and ZA will confer regarding general policy changes. (The hard thing will be deciding which uses will be permitted.) At conclusion of that first meeting, the Commission will write a memo to the Select Board and present it for public airing. BCRC staff would then write the revised bylaw incorporating Select Board suggestions.
6. Other business  
Mr. Spurr said he'd be away for a 10.13.15 meeting. Ms. Beck said she'd probably be unable to make a 10.27.15 meeting.

The meeting adjourned by acclamation at 8:20 p.m.