

Shaftsbury Planning Commission
April 26, 2016

The meeting came to order at 7:05 pm. Present were Commissioners Chris Williams, Dave Mance, Brie Della Rocca, and Mike Foley, and zoning administrator Shelly Stiles.

April 12 minutes: Mr. Mance moved to approve them. Mr. Williams seconded the motion, which passed 4-0.

The group returned to a discussion of the latest draft of the revised zoning bylaw by BCRC executive director Jim Sullivan and commission members. Ms. Della Rocca recorded changes and comments in the digital version of that draft, which is included in these minutes by reference.

Dimensional requirements

- 3.2.3: change to “wind turbines.... diameter **when attached to buildings**”
- 3.1.3-3.1.5 are redundant, argued Mr. Foley. Those sections were deleted.
- 3.2.8: after much discussion, it was agreed to leave the reference to “required” area, and to either flag it in the dimensional table or move this statement toward the top of 3.2 ff.
- 3.2.9: last sentence referring to March 5 1973 cut-off date was deleted.

Use regulations

- 3.3.1: members liked Mr. Sullivan’s rendering of “change...that substantially modifies”
- A section D was added to 3.3.1: Any use not specifically permitted herein will require review by the DRB.

Conditional use regulations

- It was noted that criteria are generally subjective. At time of application, no changes have been made so no measurements can be taken. How would we measure? Wouldn’t it be costly? Mr. Mance noted that the a reference in the original document to 10VSA Section 551 provides no guidance for smaller proposals such as the DRB might get.
- The statement re 45 day period was moved from 3.5 to 3.4.
- Ms. Della Rocca wondered whether conditional use standards might make reference to EPA’s upcoming list of emerging contaminants of concern. Mr. Foley thought the state would be review this. Ms. Della Rocca offered to ask Prof. David Bond of Bennington College to visit the Commission to talk about how communities might create an effective tool to protect against future air and water contamination. Maybe it should be a larger conversation, for several communities.
- It was suggested to incorporate the reference in existing 8.11to odor monitoring in new section 3.4.1 (a).
- A reference to “related harmoniously” was deleted in 3.4.1 (e).
- The requirement that impacts on educational services be examined (3.4.2.(e))was deleted.

Site plan review

- Existing 3.5.4.1, a reference to temporary permits, was deleted.
- 3.5.2: It was agreed to require that site plans be prepared by a licensed individual. The phrase “or as otherwise approved by the DRB” was deleted.

Presenting to the public

- Mr. Williams suggested prepared a bulleted point list of the most important changes, introduced by a cover letter. He cautioned that too radical a change will result in knee-jerk “no” votes. Ms. Della Rocca suggested that framing is important: we’ve made the document relevant to today, easier to use, and scientifically up to date. Describe the “big picture.” Mr. Foley suggested we note that we’ve worked for a year on it.
- Maybe Mr. Sullivan could present the proposed changes.
- It was agreed to make occasional presentations to the Select Board, so folks are kept apprised of the commission’s work. Maybe the first update could be given in June, and a hard copy of the proposed changes left on the ZA’s desk for review by the public.

Mr. Mance said he’d closely review the conditional uses and site plan review sections before the next meeting.

The meeting was adjourned by acclamation at 9:10 pm.

Minutes were taken by ZA Stiles.