

Shaftsbury Planning Commission  
June 14, 2016

The meeting was called to order at 7 pm. Present were commission members Chris Williams (chair), Dave Mance, Brie Della Rocca, and Mike Foley; Select Board chair Tim Scoggins; BCRC executive director Jim Sullivan; and Zoning Administrator Shelly Stiles.

Mr. Mance moved to approve the May 10, 2016 minutes. Mr. Williams seconded. After discussion it was agreed to change the "site plans must be prepared by a 'licensed design professional'..." to "should be prepared..." With that correction, the minutes were passed 4-0.

In response to a remark by Mr. Mance, Mr. Sullivan noted that the revised bylaw states that site plan review is not required unless a substantial modification to the site is proposed.

Mr. Williams reiterated some of the still-unresolved issues:

- Do we need two VC districts?
- There is no strong differentiation between the two I zones. What about a low-impact I zone near the Bernstein property and high-impact near the Dailey operation?
- The "licensed professional" issue.
- Ms. Della Rocca reported that she hopes to pursue an aquifer protection overlay district. She is working with the state and experts to identify just where those areas should be.

Mr. Williams asked that a definition of multi-family housing be added, and that mixed use be clearly defined (perhaps in a special regulation).

The group turned to Mr. Sullivan's latest draft. Mr. Scoggins tracked changes and comments digitally. That document is made part of these minutes by reference.

- Mr. Williams asked that language re odor include quantifiable criteria.
- Mr. Sullivan added a new section on nonconforming structures (formerly, there were only uses).
- Ms. Della Rocca asked about regulating, e.g. emerging contaminants near streams. Perhaps the issue could be treated under conditional uses in C and I zones.
- Should the water supply ponds be protected similarly to wellhead protection zones? Mr. Sullivan will look into N. Bennington's and state regs. Where did the 300' buffer mentioned in the Town Plan come from?
- Mr. Foley asked to include a ridgeline protection section, such as that proposed in 2010 H 721, a 500' horizontal buffer from development from primary ridges. Mr. Sullivan will distribute Bennington's ridgeline language. Ms. Della Rocca asked how to define ridgelines to be protected? (And that ridgeline protection helps protect aquifers.)
- Mr. Sullivan pointed out additions to 8.3 re municipal lots and ped/bike traffic.
- It was agreed to delete a requirement that bus/RV space be provided for some entities.
- It was agreed that whenever a non-conforming use is enlarged, it should be made entirely conforming. Mr. Sullivan will illustrate the thought with an example.
- Mr. Sullivan will reference the Town's highway access ordinance.
- Some wordsmithing and quantity (e.g. number of spaces) suggestions and were made and duly noted in the digital document.
- A discussion of "minimum necessary" lighting took place.
- It was agreed that a 10' setback for parking from all lot lines should be required.

The group turned to a discussion of updating the Select Board on proposed bylaw changes. Members need to talk about it often at Select Board meetings. What the first memo will look like will be high on the agenda for the next meeting.

Mr. Scoggins asked for an opinion on the existing setback requirements for transfer stations. Mr. Sullivan said most towns don't have special transfer station regulations. Mr. Foley noted the difference between commercial and municipal facilities. The latter are much less active. It was agreed the Town should do its best to meet the setback requirements.

There will be no meeting June 28 as a quorum will not be present.

The June 14, 2016 meeting adjourned at 9:30 pm.