

Shaftsbury Planning Commission
June 13, 2017

The meeting **came to order** at 7 pm. Present were commissioners Chris Williams (chair), Michael Cichanowski, and Michael Foley. Also present was ZA Shelly Stiles.

The **minutes** from the last meeting were not available for review.

Mr. Cichanowski presented a template for a **village store feasibility study**, focusing on three village properties. The template includes the kinds of information that would be of interest to a potential developer, e.g. square footage, lot size, cost to purchase and rent, the septic situation, and the building's and site's pros and cons. Mr. Williams also suggested including information from the country store case study exercise the commission conducted, e.g. that take out food, seating, specialty items such as beer are more likely to ensure success.

Mr. Foley wondered how to best get the information out to people. Realtors? Chamber? Town website?

Mr. Cichanowski looked into Preservation Trust of Vermont grants and found they are tiny. Mr. Williams suggested bundling money sources. USDA Rural Development and others are possibilities.

Mr. Williams described the hearing on the **Regional Energy Plan**, which provides an outline for how to reach the 90% renewable goal by 2050. It will require radical social change, he said, including a future much more "electric" – heat pumps in the home and electric cars on the road. He said audience pushback was remarkable. He said the Plan suggested that few sites in the region are appropriate for wind, so the majority of that generation will have to come from solar.

Mr. Williams suggested asking someone from the Regional Commission might come in to describe the Plan to the Commission.

Mr. Williams summarized existing in-state electric generation and noted that present capacity far exceeds demand.

A system of **community trails** was discussed. Mr. Williams suggested the steps to reach that goal might involve mapping the trails, getting and keeping landowner permission, securing Town funding, and marking and maintaining the trails. ATV conflicts will also have to be addressed. In fact, if the Town is going to provide funding, ATV-ers might have to be permitted. Mr. Cichanowski said he thought ATV use was falling off as young people turned to screens instead.

Mr. Foley thought it would be a good idea to create some momentum by making and publicizing a new trail right away, so that when people search "Shaftsbury Trail" on Google they come up with more than the Robert Frost and Lake Shaftsbury trails.

It was discovered that a good possibility starts off Blueberry Hill and traverses GMNF lands to the Town forest. Mr. Cichanowski knows the area, said the start of the hike was steep, but that once on the plateau the walking was very pleasant. The commission will need to reach out the GMNF to talk about creating a small parking area on their property off Blueberry Hill.

The group agreed to try to plan a walk on the site. It will be warned as a meeting if necessary.

Because of planned absences, the next meeting will be July 11, and the next one after that August 14.

The meeting adjourned by acclamation at 8:50 p.m.