

Shaftsbury Planning Commission  
July 10, 2018

The meeting came to order at 7:35 pm. Present were commissioners Chris Williams (chair), Mike Foley, and Mike Cichanowski. Also present was zoning administrator Shelly Stiles.

Mr. Cichanowski moved to approve the June 12, 2018 minutes. Mr. Foley seconded the motion, which passed 3-0-0.

#### Town plan revision

The group discussed chapter 6 of the Town Plan.

Re 6.5.1, Mr. Foley asked if it is the commission's job to suggest that the R40 zone be upzoned. Mr. Williams said he doubted the citizens would accept such a recommendation, and that maybe the PC should carefully pick its fights.

Mr. Cichanowski will try to set up a Google Docs folder so we can edit the Plan together.

Re 6.5.2.a, Mr. Foley thought it might be too vague. Mr. Cichanowski suggested it could be useful in the Act 250 context. It was agreed to keep the statement re encouraging commercial uses.

Re 6.5.2.d and e, Mr. Williams suggested deleting those items are they are already covered by the bylaw.

Re 6.5.2.g, the group discussed possibly recommending that changes be made to the RC zone so as to avoid the sprawl the zone now patently encourages. No action was decided upon.

Re 6.5.3, a is already covered by the bylaw and will be deleted. No decision was made as to whether to keep the reference to a light industrial zone.

What wasn't fully addressed?, asked Mr. Williams. Upzoning R40, protecting prime ag soils, and forest fragmentation (which might be better addressed in chapter 5.) Mr. Williams noted that a common argument against upzoning is that young families can't afford to purchase larger lots.

#### Cottage development as home occupation

Questions raised included:

Since the state's lodging code regulations all businesses offering three or more lodging units, should we drop the two plus two approach and let the state law cover 3-4 units?

In those cases, are those two additional units a motel? B&B? That is, does our zoning bylaw permit these now state-licensed entities in the zones in which we want to allow this use?

Can we ignore the state's definition of the additional two units, and stick with our two plus two, with the second two being subject to the lodging code?

Can we adopt a stance that anything <3 is essentially unregulated (except for setback)? On Mr. Williams' urging, Mr. Cichanowski agreed this could lead to codifying RVs and rustic trailers as allowed. Mr. Foley thought it was OK to permit out of the box structures.

Mr. Foley suggested that the universe of short term rentals is circumscribed on one side by the state's rental building code, on another by the state's lodging code, and on another side by the town bylaw's campground definition. We could find a place where those things are not.

The commission will look into what is actually being rented on Airbnb in town.

Mr. Foley will call Tentor to find out what they do.

Mr. Williams will try to draft some language.

The meeting adjourned at 9:10 pm.

Notes by ZA Stiles.

