

Shaftsbury Planning Commission  
July 24, 2018

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

Mr. Foley moved to approve the July 10 minutes. Mr. Cichanowski seconded the motion. After correcting the spelling of TentRR, the minutes were approved 3-0-0.

Review of Town Plan, chapter 7:

Mr. Williams said the original was well researched and has lots of good information, though the list of structures requires some changes and additions. He said that Center Shaftsbury is on the Vermont Site and Structures Survey and the National Register of Historic Places, but neither offers protections and that is just the way the owners want it.

Mr. Cichanowski suggested addressing Cole Hall. After discussion, it was noted that Cole Hall comes up in Chapter 9.7 as well. It was agreed to move that policy recommendation to the top of the list there, and to include in Chapter 7 language like "In the event the Town moves its offices out of Cole Hall, a realistic plan for its preservation should be prepared. See also Section 9.7.1 for recommendations regarding Cole Hall."

Policy #4 will be moved to 7.1, the introductory section.

Policy #5: delete.

Policy #6: no change

Mr. Williams said Michael Batchner from BCRC called him and they discussed the Municipal Planning Grant. We will request \$7K. Mr. Williams said they discussed a number of things, including Mr. Williams hope that the vision of the Plan could refer to "gross national happiness" or, in other words, social capital – the kinds of things the Town can encourage which lead to a sense of community and well-being. Examples are: the N. Shaftsbury Community Club, which the Town exempted from property taxes; the Grange; Big Truck Night; Wednesday Community Walks; Hale Mtn. Rod and Gun Club; the Fire Department; sports teams and Howard Park, and quiet volunteerism such as Green Up Day. Maybe the Town could support a pavilion at Howard Park, built by volunteers. (It could be a place to gather and is more attainable than the Country Store.) Possible statement: The Town should support local institutions building social capital." Perhaps we can put out a call for more ideas as to how the Town does or could support social capital on the website.

Short term rental bylaw

ZA Stiles suggested compromise language making possible primitive camping but prohibiting all wheeled vehicles, including RVs and tiny houses. It was discussed.

Mr. Williams described what he found for Shaftsbury on Airbnb – mostly units appealing to upscale middle class tastes but no RVs and no camping.

Mr. Cichanowski suggested leaving any proposal for  $\geq 3$  units to State regulation (they would be regulated by the lodging ordinance). Mr. Foley agreed with this.

Mr. Foley said his goal is to protect the neighbors, and was glad to use State regulations toward that end.

He said he'd contacted TentRR and he described the services they provide.

Mr. Cichanowski suggested they consider not doing anything right now, but instead wait for the legislature to come up with a plan.

Lodging house bylaw

Mr. Williams reported that because the ballot would go to the printer's by August 1, the so-called Iron Kettle language must wait until March 2019 to go before the voters. Prior to that the PC will have to write a report, share it with adjoining towns, and hold a hearing (in September at the earliest). Mr. Williams will write the report. It seems that communications between the PC and the SB broke down since Mr. Williams delivered his proposed bylaw language to them in early May.

Mr. Cichanowski noted that he'd created a Google docs file for the Town Plan review and sent a link to everyone. Perhaps next time he will bring his laptop and give everyone a lesson in how to work in Google Docs.

The meeting adjourned by acclamation at 9:05 pm.

Notes by ZA Stiles.