

## Shaftsbury Planning Commission minutes for 10-9-18

The meeting came to order at 7:05 pm. Present were commissioners Chris Williams(chair), Naomi Miller, Mike Foley, Mike Chichanowski. Also present was Ken Harrington (Selectboard) and arriving later in the meeting was Tim Scoggins(Selectboard Chair)

Mike Foley motioned to approve 9-25 minutes. Naomi Miller 2nd the motion which passed 4-0.

Ken Harrington came to the meeting to propose a "Roadside Commercial" zone extension from Center Shaftsbury at West Mountain Rd. to the Arlington town line in hopes of bringing more business to Shaftsbury. "Big Box" store development in Saratoga was mentioned by Ken as an example of how these stores bring more business to smaller "Mom and Pop" stores. Chris Williams said that "Strip Mall" type developments would take away from the character of that zone. Mike Foley mentioned that there hasn't been an increase in development in the current RC zone south of the proposed zone. Ken mentioned the lack of sewer in the village, the value of the gravel under the village and then thanked the board for the time and would continue find new ways of bringing more commercial activity to Shaftsbury.

Chris Williams reported on his meeting with the Select Board to discuss the direction of the new Town Plan.

- There is no new road plan from the current Road Forman to add to the Plan.
- Town Water Plan from "Otter Creek" should be included in the Town Plan.
- There did not seem to be a demand to include a proposal to connect a Shaftsbury sewer line with North Bennington.
- "Building Social Capital" was thought to be a good addition to the Town Plan.
- Mapping cell and internet service might be too difficult to map with accuracy.

The Town Plan review continued with section 12,13 and 14.

### 12 Housing: Policies and Recommendations

It was agreed that the town should support local businesses by looking to increase affordable housing with either public or private investment. There should be a mention of the proposed zoning bylaw that would allow short term rentals as a "home occupation" to help local tax payers to keep current housing stock. Also add the proposed zoning bylaw to allow motel conversion to increase housing for low income families.

### 13 Energy: Policies and Recommendations.

"Efficiency Vermont" should be mentioned as a valuable source of information for consumers to educate themselves.

Talk continued on electric vehicles and recharging stations.

The section needs to be updated with new information that could come from the VT Energy Plan. Ride share and need for increased bus service may be added to TP. Wood and a local wood chip facility was discussed as a local source of heat energy and jobs.

Tim Scoggins mentioned that the town could use information on state grants for energy conservation. B.R.O.C was also brought up as a way for low income residents to make their homes more energy efficient.

### 14 Municipal Finance: Policies and Recommendations.

The "Capitol Equipment" schedule was discussed.