

Shaftsbury Planning Commission

February 25, 2020

The meeting **came to order** at 5:59 p.m. Present were commissioners Chris Williams (chair), Mike Foley, and Mike Cichanowski. Also present were zoning administrator Shelly Stiles and citizen Dave Rosner.

Approval of the **minutes** was postponed to a later meeting.

Roadside Commercial zone expansion

Mr. Williams said Mr. Becker, next door to the Chocolate Barn, thought it makes sense to expand the RC zone to include the Hidden Valley Road cluster of businesses.

Mr. Cichanowski said he thought it didn't make sense to change something that isn't broken.

Mr. Foley said he thought the cluster should be left zoned residential. There is no clamoring for change in the neighborhood.

Mr. Cichanowski said the possible negatives outweigh the possible benefits. And that anyway, a better spot for rezoning to RC would be the stretch of Route 67 from Whitman's to Lamb Road.

All agreed that the PC would recommend to the Select Board that the Roadside Commercial zone should be extended from its present southern boundary in the village on parcel 17 23 19 at 429 VT Route 7A (just south of the Harrington trailer park) to the Bennington Town line. No change to the zoning for the cluster of businesses at Hidden Valley Road will be proposed.

Kennels

Commissioners shared what they'd learned in their research. Mr. Foley said the Agency of Ag apparently has rules regarding animal welfare that might inform a bylaw on kennels. He said he would visit the Manchester Town office to get background on their seemingly very liberal kennel /breeding operation bylaw. Mr. Foley wondered if the state has a requirement of a certain minimum square footage per animal.

Should size determine in which zones kennels could be located? For example, if fewer than 10 animals, a kennel could be eligible for a home occupation permit; if more than 10, a kennel might have to be located in a commercial zone.

Mr. Cichanowski thought the decision should be left to the DRB as each site is different. Mr. Foley agreed that one size does not fit all in this context.

Mr. Cichanowski will visit the Handsome Hound. Mr. Williams will visit Fran Zando.

Town plan "homework"

Mr. Foley reported he'd talked with Mike Sweeney, who is in charge of Lake Shaftsbury State Park, about new signage there. He was excited to have some support for the idea and referred Mr. Foley to his supervisor Ruben _____. Mr. Foley is confident he can make something happen at the Park.

The meeting adjourned by acclamation at 7:07 p.m.

Notes by ZA Stiles.