

Shaftsbury Planning Commission
January 12, 2021

The meeting **came to order** remotely via the Zoom platform at 6:02 p.m. Present were commissioners Chris Williams (chair), Mike Cichanowski, Mike Foley, and Martha Cornwell. Also present was zoning administrator Shelly Stiles.

Mr. Foley moved to approve the **minutes** of the November 24 meeting. Ms. Cornwell seconded the motion, which passed 4-0-0. Mr. Foley moved to approve the minutes of the December 13 meeting. Mr. Williams seconded the motion, which passed 3-0-1.

Further thoughts on **site visit to proposed Strohmeier solar facility**. It was noted that solar could be an income option for current or former farmers. The Commission wondered just what the financial impacts of leasing farmland could be.

Kennel bylaw. The PC reviewed Carl Korman's suggested kennel bylaw language. It highlighted the 5 acre minimum lot size, a six-animal maximum, a 500' setback from any property line in rural zones, and a minimum 1000' setback from any residence to kennel runs.

Ms. Cornwell wondered if a 10 acre minimum made more sense. Mr. Foley suggested sending the proposed bylaw to the Select Board for review as is; it has already been vetted somewhat by a number of citizens. Mr. Williams wondered if a six-animal maximum would permit a business to succeed.

Mr. Williams will reach out to a neighboring animal boarding facility to explore what a financially feasible maximum number of animals might be.

Ms. Stiles will reach out to the town administrator and the select board chair to find out if the animal control officer can enforce the proposed bylaw's requirements.

Boundary Line Adjustment. The matter was tabled until the DRB can review revised language. The DRB chair has assured the ZA that the DRB would comment on the language and asked her to relay that to the Commission.

Goals for the new year.

Mr. Foley said he thought the commission was handling solar applications appropriately.

Ms. Stiles offered several procedural suggestions:

1. That the PC set a deadline for completing work on any bylaw revision or discussion. If the deadline was not met, the matter should be tabled until next year.
2. That the PC reach out to citizens that had expressed an interest in PC matters to ask each if they would be willing to review draft language crafted by the PC. The ZA could email those documents to those citizens. It would make it much easier for them to participate and would help avoid finding out too late that the proposed language was unacceptable to the citizenry.
3. That any time the PC approaches a bylaw revision, it throw a wide net to secure examples from other communities, and then pick the best elements from those examples to serve as a foundation for the new revision.
4. That the town seek a municipal planning grant to revise the subdivision regulations (if that fits the grant's priorities).
5. That the PC charge the ZA with trying to find answers to questions arising during the course of meetings.

Ms. Cornwell said she agreed with numbers one and two above.

Mr. Williams said he would like to consider revising the subdivision regulations.
He would like to revisit the Plan's action items, particularly that regarding the Town forest.
That a vice-chair be appointed.
That a seminar on Act 250 be offered to commissioners.

Ms. Stiles will make a copy of the Town Plan for Ms. Cornwell.

The meeting adjourned at 7 p.m.

Notes by ZA Stiles.