

Shaftsbury Planning Commission

June 14, 2022

Call to order

The meeting came to order at 6:01 p.m. at Cole Hall and remotely via the platform Zoom. Present were commissioners Chris Williams (chair), Naomi Miller, Martha Cornwell, and Mike Foley. Zoning administrator (ZA) Shelly Stiles was also present.

Approval of minutes

The May 24 minutes were tabled to the next meeting. Ms. Cornwell moved to approve the May 10 minutes. Mr. Williams seconded the motion, which passed 3-0-1, with Mr. Foley abstaining.

Revisions to 3.3.2 of the zoning bylaw

Ms. Cornwell explained that at the last meeting, the Commission decided to try to put more scaffolding around the bylaw to assist the Development Review Board (DRB) in deciding what uses are similar.

Mr. Williams wondered if the Commission should simply outlaw any use not listed, but noted that such an action could deprive the community of desirable services.

Mr. Foley wondered whether a bylaw could require the DRB to refer an application to the Commission for advice on what might constitute a suitable comparison. He said the North American Industry Classification was too unwieldy for the kinds of proposals that have historically come before the Shaftsbury DRB. Whether the Commission had that kind of authority was questioned.

The ZA will ask the DRB for advice on what they want, or ask the DRB to send a representative to an upcoming meeting of the Commission.

Bylaw revisions, housing

A motion by Mr. Williams to reduce the road frontage requirement in the Rural zones to 75 feet was withdrawn when Ms. Stiles pointed out that minimum lot widths in those districts range from 150 feet to 300 feet. Mr. Williams will bring a revised proposal to the Commission.

Changes to the website Planning Commission page

After discussion and on-line editing of Ms. Cornwell's draft text, the Commission agreed on new language. Ms. Cornwell will distribute and the ZA will share with the webmaster. The existing lengthy text will be moved to a pdf elsewhere on the web page.

Other business

It was agreed to hold a hearing on bylaw revisions devised to date on July 12. Ms. Stiles will add language regarding ADUs approved by the Commission on February 8 2022. She will get the warnings out in a timely fashion.

It was agreed that during the summer the Commission will meet only on July 12 (for the hearing and any additional business necessary) and on August 9.

Mr. Foley said he'd been unable to discuss with anyone the apparent renovation of the cottages at the old Marble Lodge Inn in E. Dorset. He considers them a possible model for energy efficient affordable housing for a certain housing cohort. He said he'd learned Curt Merrow of Habitat for Humanity might have information on similar structures. The matter will be placed on the July 12 agenda.

Mr. Williams volunteered to lead a tour of Lake Paran Village. Ms. Stiles said she thought a video tour had been produced. Mr. Foley and Ms. Miller said they'd be interested in such a tour.

Ms. Miller moved to adjourn and 7:20 p.m. Mr. Foley seconded the motion, which passed by acclamation.