

Shaftsbury Planning Commission

October 25, 2022

In person at Cole Hall and remotely via Zoom

1. Call to order

The meeting came to order at 6:02 p.m. Present were commissioners Chris Williams (chair), Martha Cornwell, Mike Foley, and Naomi Miller. Also present was zoning administrator Shelly Stiles.

2. Outstanding minutes

Ms. Miller moved to approve the September 27, 2022 minutes. Ms. Cornwell seconded the motion, which passed 3-0-1, with Mr. Foley abstaining.

3. New commissioner

Mr. Williams said he'd been in touch with Nancy Burns via email. She reported she was unable to attend the meeting tonight. Mr. Foley said he'd spoken with Curt Merrow, who seemed interested in joining the commission. Mr. Merrow's Habitat for Humanity board term expires in January. Mr. Foley urged him to reach out to the town administrator.

4. Revisions to bylaw 3.3.2

Mr. Williams said the changes suggested by DRB member Lon McClintock are "a definite improvement." Mr. Williams clarified that the new language would treat all uses not defined in the bylaw as conditional uses, and would confine the comparison of impacts of such uses only to other uses allowed in the same district. Ms. Miller and Ms. Cornwell thought the new paragraph was too long and that the example contained in it should be dropped as it was confusing.

Ms. Cornwell moved to adopt the following as revised 3.3.2, to be put before the voters:

"If an application is submitted for a proposed use that is not identified in these Bylaws as a permitted or conditionally permitted use for the district, the Development Review Board shall review and evaluate the proposed use as a conditional use, pursuant to Zoning Bylaw §3.4. The Development Review Board shall not grant a permit for the unlisted use if any individual impact, as listed in Zoning Bylaw §3.4, is greater than the impact reasonably expected for a permitted use in the subject district. The Development Review Board shall may grant a permit, impose conditions on the permit or deny the application consistent with the provisions of Zoning By law §3.4."

Ms. Miller seconded the motion, which passed 3-0-1, with Mr. Foley abstaining.

5. Other business

Mr. Foley wondered why the road crew is spending labor, fuel and carbon emissions **blowing leaves** off the roads. Ms. Cornwell said she'd heard the same from citizens and urged Mr. Foley to speak to the Select Board. Ms. Stiles said stone-lined ditches required by the state's Municipal Roads General Permit can only be cleared using leaf blowers.

Ms. Cornwell notified the commissioners that they could expect a request from the Select Board to **rezone some land owned by Mr. Mance**, now considered VR, which is in fact a swamp and undevelopable. The issue came up in the context of review of a proposed firearms ordinance which would apply in the VR and VC zones.

Ms. Cornwell said the Select Board has not acted on a **noise ordinance**.

Ms. Stiles reported that the town administrator had asked that the PC consider rewriting the **subdivision regulations** without the assistance of a consultant funded by an ACCD Municipal Planning Grant she was planning to apply for. (The re-write was a high priority for Mr. Williams.) She said she thought Mr. Kiernan wished to seek funding for other Village Center-related projects also administered by ACCD and was concerned an MPG grant would jeopardize those applications. Mr. Williams thought BCRC could help. Ms. Cornwell suggested she and Ms. Stiles get together before the next meeting to map out an approach to the rewriting project.

The **next meeting** will be held Tuesday November 29. Ms. Cornwell will present a game plan for the rewriting of the subdivision bylaw.

Ms. Stiles will **reach out to Mr. Merrow** to ask if she can offer him any information about the planning commission.

Mr. Williams **will invite Ms. Burns** to the next meeting.

Mr. Williams congratulated on Mr. Foley on his “clever” approach to a **new 75’ road frontage requirement**.

Ms. Miller moved to **adjourn** at 7 p.m. Mr. Foley seconded the motion which passed by acclamation.