



# Town of Shaftsbury

Municipal Offices at Cole Hall

## Meeting Minutes

PO Box 409  
61 Buck Hill Road  
Shaftsbury, VT  
05262-0409  
(802) 442-4038

### Planning Commission

Date of Meeting: May 28<sup>th</sup>, 2025 in person at Cole Hall and remotely via Zoom

Members Present: Mike Foley, Emily Cowperthwaite, Mike Albus, and Pracilla Sacks. Also present was zoning administrator Carlyn Mickle.

#### 1. Call to order

The meeting came to order at 6:05 p.m.

#### 2. Minutes

Mr. Albus moved to approve the March 26<sup>th</sup>, 2025 minutes. Mr. Foley approved the motion, Ms. Cowperthwaite seconded the motion which passed 3-0-0.

#### 3. Planning for Rezoning of Village Center

Ms. Mickle outlined broad overview of the conceptual idea of re-zoning noting the alignment between the state, regional, and town plans of this rezoning. She acknowledged the need to complete the subdivision rewrite, but would like to propose prioritizing starting in on rezoning so that the PC can do both simultaneously.

Mr. Albus mentioned a rezoning process that had happened recently, and that the PC could look for details from that instance for documents to start with.

Ms. Mickle ask the PC to look at a document with a map that gave a broad view of the potential properties being considered for rezoning. It is noted that we will need a detailed and specific list of properties to determine what would be considered within this. The Commission spoke about what the implications are for rezoning and what benefits are for the properties considered with in the rezoning. The Planning Commission acknowledged that this is a priority and that we need to identify next steps with in this rezoning. This includes identifying properties and contacting the current owners of those properties as well as abutters. Ms. Mickle points to the state, regional, and town level plans that all include supporting expansion of housing options within the town of Shaftsbury.

Mr. Albus brought up the that we need to identify what the potential concerns and benefits will be for property owners when considering the potential to rezone specific properties. We acknowledge that we have access to this information and are not fully clear and want to be ready to answer any questions from permitting and use to any potential tax or value implications as these questions come up.

Mr. Foley notes that anyone can currently access and the zoning bylaws online and review the differences between zoning districts.

Ms. Cowperthwaite outlines that we need exact plots considered in the rezoning as well as abutters, outline differences that residents will want to consider, and work out a timeline.

The PC agreed that we have a map that we are starting out with from BCRC and that map is a suggestion. We will need to look at each property being suggested and consider if there is benefit for those properties. We also want to identify properties that were recently rezoned so as to exclude those that have been rezoned recently.

4. Subdivision Revisions – postponed until next meeting

5. Other business

Ms. Mickle requests that the PC reviews an updated format for the Shaftsbury Zoning Permit Application to be discussed at the next meeting. No substantial changes to the application, all changes are format based.

Ms. Mickle requests that the PC considers a bylaw or ordinance pertaining to roosters/poultry in the village center and village residential districts.

Mr. Foley moved to adjourn at 7:03 p.m. Mr. Albus seconded the motion, which passed 4-0-0.