



Town of Shaftsbury

Municipal Offices at Cole Hall

Meeting Minutes

PO Box 409
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Planning Commission

Date of Meeting: October 22nd, 2025, in person at Cole Hall and remotely via Zoom

Members Present: Emily Cowperthwaite, Mike Foley, Tim Scoggins, and Pracilla Sacks.

Also present was zoning administrator Carlyn Mickle.

1. Call to Order

The meeting came to order at 6:11 p.m.

2. Minutes Approval

Mr. Scoggins moved to approve the September 24th, 2025, minutes. Mr. Foley seconded the motion, which passed 3-0-1.

3. Motion to appoint Tim Scoggins Chair of PC

Ms. Cowperthwaite motions to approve Mr. Scoggins. Mr. Foley seconds, motion passes 3-0-0.

4. Review of BCRC Tier 1b Future use mapping

Mr. Scoggins overviews BCRC's Recommendation of sections of Shaftsbury for Tier 1B exemption for Village areas in relation to Act 250. Three sections were recommended for this designation, which would support higher-density growth. One area is "Shaftsbury Center" (Historic town center), Mr. Scoggins recommends we do not include this area, but that we do include the current town center (town hall/Shaftsbury general store

Mr. Scoggins explains that this designation would allow these properties to bypass the Act 250 process to allow for 50 units or fewer on 10 acres. Our current bylaws would remain in place.

Mr. Scoggins: Shaftsbury Planning Commission recommends that the Shaftsbury Selectboard take the opportunity presented by Act 181 to opt-in to Tier 1B

exceptions from Act 250 review for Shaftsbury village, including town-owned land around Cole Hall, and for the area in south Shaftsbury that includes Lamb Rd, Hawks Ave, and Paran Acres.

Ms. Cowperthwaite motions, Mr. Foley seconds, motion passes 4-0-0.

5. Non-Renewal Village Center designation for Historic Shaftsbury Center

Mr. Scoggins: The Shaftsbury Planning Commission requests that BCRC remove "Village Center designation" from its future land use map for the area along 7A near Galusha House in what was Shaftsbury's historic village center, an area now sparsely populated and not currently considered for high-density housing. This issue was tabled for further research.

6. Motion to shift the remainder of the municipal sewer study to determine the scope for the Coner Stone project:

Mr. Scoggins offered: The Shaftsbury Planning Commission recommends that the Sewer Study Committee focus the remaining 40% of the currently underway sewer study be redirected to evaluate a septic system for the proposed senior housing project by Cornerstone Housing Partners on town-owned land near Cole Hall. This motion was tabled until more information can be provided about the process.

7. Other business

Signing of Municipal Planning Grant

Ms. Cowperthwaite motions, Ms. Sacks seconded, motion passes 4-0-0

Ms. Cowperthwaite motions to adjourn at 7:11 PM, Mr. Foley seconds, motion passed 4-0-0.