



www.shaftsburyvt.gov

Town of Shaftsbury

Municipal Offices

Meeting Minutes

PO Box 409
677 Vermont RTE 7A
Shaftsbury, VT
05262-0409
(802) 442-4038

Planning Commission

June 24th, 2026

Shaftsbury Town Offices and teleconference

Attendees: Planning Commission: Tim Scoggins, Sarah Costin, Kenneth Crawford (teleconference), Michael Albus. Also present was Zoning Administrator Carlyn Mickle.

The chair, Tim Scoggins, called the meeting to order at 6:04 pm.

A motion was made to approve the minutes for June 10th, 2026 as circulated by Mr. Albus and seconded by Ms. Costin. The motion passed 4-0-0.

1. Mr. Scoggins led a review of the current town plan.
 - Ms. Mickle will follow up on how much land is in the Current Use program and will ask our River Corridor & Floodplain Manager about ANR river corridor protections.
 - Section 8:
 - o 8.1.1: Cole Hall- needs to be addressed, Cole Hall is no longer in the same use as it was
 - o 8.1.2: Solid Waste – needs review
 - o 8.1.3: Public Water Supply – needs review
 - o 8.1.4: Cell Phone and Internet – needs review. Internet access has been addressed; cell service in some areas is in question, but we are unsure whether there are actionable items at the town level.
 - Section 10:
 - o 10.1.1: New Sign Installed at Howard Park, consider the sign at Cleveland Ave Park
 - o Consider a trail from the town offices to the Cleveland Ave Park
 - Section 11:
 - o 11.1.1: Correct Typo
 - Section 12: Revisit the section in its entirety with the current Enhanced Energy Plan; this could be just a reference.
 - Section 14
 - o Action: RED group no longer exists, edit for accuracy

The Town Plan is generally in good condition, but needs the above-referenced edits.

2. Mr. Scoggins led the continued discussion on the short-term rentals bylaw. The initial document was altered to:

- a. Include all districts excepting forest and rec
- b. Permits for camps will be referred to the DRB
- c. Compliance TBD
 - i. Failure to register for a STR permit is subject to a \$50 late fee.
 - ii. Failure to follow Local Requirements may result in:
 - iii. Submission of an adverse report on STR listings such as Airbnb and VRBO.
 - iv. A fine of \$100 per incident.
 - v. Cancellation of STR permit
 - vi. Referral to town attorney for possible court action
- d. Authority
 - i. This ordinance is adopted pursuant to the enumerated powers of the Selectboard to regulate the operation of STRs, outlined in 24 V.S.A. § 2291(29); and the power to enforce municipal ordinances outlined in 24 V.S.A. § 1974a.ce

Mr. Scoggins requested a motion to send version two for the STR Bylaw to the Selectboard, so moved by Mr. Albus, seconded by Mr. Albus vote approved 4-0-0.

3. Poultry Ordinance

New legislation indicates that acreage

Motion to approve version two of the poultry ordinance, moved by Ms. Costin seconded by Mr. Albus, approved unanimously 4-0-0.

4. Discussion on Cole Hall

- a. Deed says that Cole Hall may be:
 - i. Kept by the town
 - 1. Could seal the basement
 - 2. Conventional vs. Historical cost: Conventional is less costly, but historical could yield matching grants
 - 3. 30k per wall for conventional repointing, 100k per wall if done historically accurate
 - 4. Cornerstone once expressed interest in Cole Hall for a community center in association with the abutting properties and their potential development. This momentum dwindled when there was no wastewater option. A potential grant through Becca Balanint's office for wastewater could help reignite interest from Cornerstone. We are waiting on the 90% septic report and the costs associated.
 - ii. Given to the Unitarian Universalists
 - iii. Given back to the descendants.

Neither the UU or the descendants are interested

- b. We could contest the deed (very expensive)
 - c. Give it back to descendants to re-deed to allow for more options
5. Waste water is still a big question. Mr. Crawford brings to the PC's attention the DEC Clean Water State Revolving Fund.

Action Item: Tim will talk to the Select Board chair/ vice chair about next steps in asking the family to re-deed Cole Hall.

6. Next few meetings will be focused on Town Plan.

Mr. Scoggins asks for a motion to adjourn, so moved by Ms. Costin, Seconded by Mr. Albus, unanimously approved 4-0-0. The meeting adjourned at 7:24 pm.