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Town of Shaftsbury

Municipal Offices

Meeting Minutes

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Shaftsbury, VT
05262-0409
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Planning Commission

October 7, 2026

Shaftsbury Town Offices and teleconference

Attendees: Planning Commission: Tim Scoggins, Sarah Costin, Kenneth Crawford (teleconference); BCRC: Callie Fishburn, Scott Grimm-Lyon

The chair, Tim Scoggins, called the meeting to order at 6:00 pm.

A motion was made to approve the minutes for August 12, September 9, and September 23 by Sarah and seconded by Ken. The motion passed 4-0-0.

Callie Fishburn and Scott Grimm-Lyon of BCRC presented results of the town plan survey and outreach sessions that are part of the process of rewriting the town plan. Notable takeaways from the results include:

- Citizens noted the loss of the medical office in Shaftsbury (where town offices now reside.)
- Public safety was listed as important. Given that there is very little crime in Shaftsbury, it was unclear what to make of this. Are people concerned for their safety, or are they saying safety is important and that's why we choose to live in a low crime area.
- A desire for bike lanes on 7A and 67. Commissioner Mike Albus had expressed a desire for bike lanes during a town plan discussion at an earlier meeting.
- Citizens want more housing options

Also of note, Callie and Scott pointed out that town plan goals can lead to better chances at grants. Grants for a project are more likely to be awarded to towns that have those projects included as goals in their town plan.

The meeting ended at 7:13 pm upon a motion from Sarah, seconded by Ken, that passed unanimously.

The full presentation from Callie and Scott is included as an addendum to these minutes.

Shaftsbury Town Plan: Community Engagement Results

October 7, 2026



BCRC

Project Goals

- Assess town plan and identify necessary updates to comply with state requirements
- Conduct concise public engagement
- Complete targeted updates to the town plan that:
 - Are responsive to public input
 - Bring the plan into compliance with new state requirements



Outreach Methods

- Survey
 - Open July – August 2026
 - Available online and physical copies at the town office
 - 182 responses!
- Public stakeholder meetings
 - July 22nd: Focus on input from town staff and officials
 - August 12th: Focus on input from local businesses and residents
 - General public comments welcome at both meetings



Stakeholder Meetings



Participation: 9 "In Person Statements" and 4 email statements

Stakeholders asked Targeted Prompt Questions based on role in government or business community.

All stakeholders asked about Vision for Community

Detailed responses in Handout to be included in Appendix of Plan with Main Themes:

1. Strengthen Govt & Community Services, Infrastructure & Connections
2. Preserve & Enhance Shaftsbury's Small-Town Character



Stakeholder Meetings

Strengths

Strong sense of community and interest in maintaining Shaftsbury's small-town and rural character

Active committees and community groups

New town offices and public spaces provide additional opportunities for municipal and community services

Weaknesses

Communication challenges and perceptions of insufficient transparency

Budgeting Issues, aging infrastructure, and significant future capital needs

Limited local services and amenities, and the recent loss of the medical clinic

Speeding and perceptions of traffic safety



Stakeholder Meetings

Opportunities

Develop a coordinated vision for the Town Green, public spaces, New Town Hall and community facilities

Partner with regional organizations to provide medical, social, library, and other mobile services

Threats

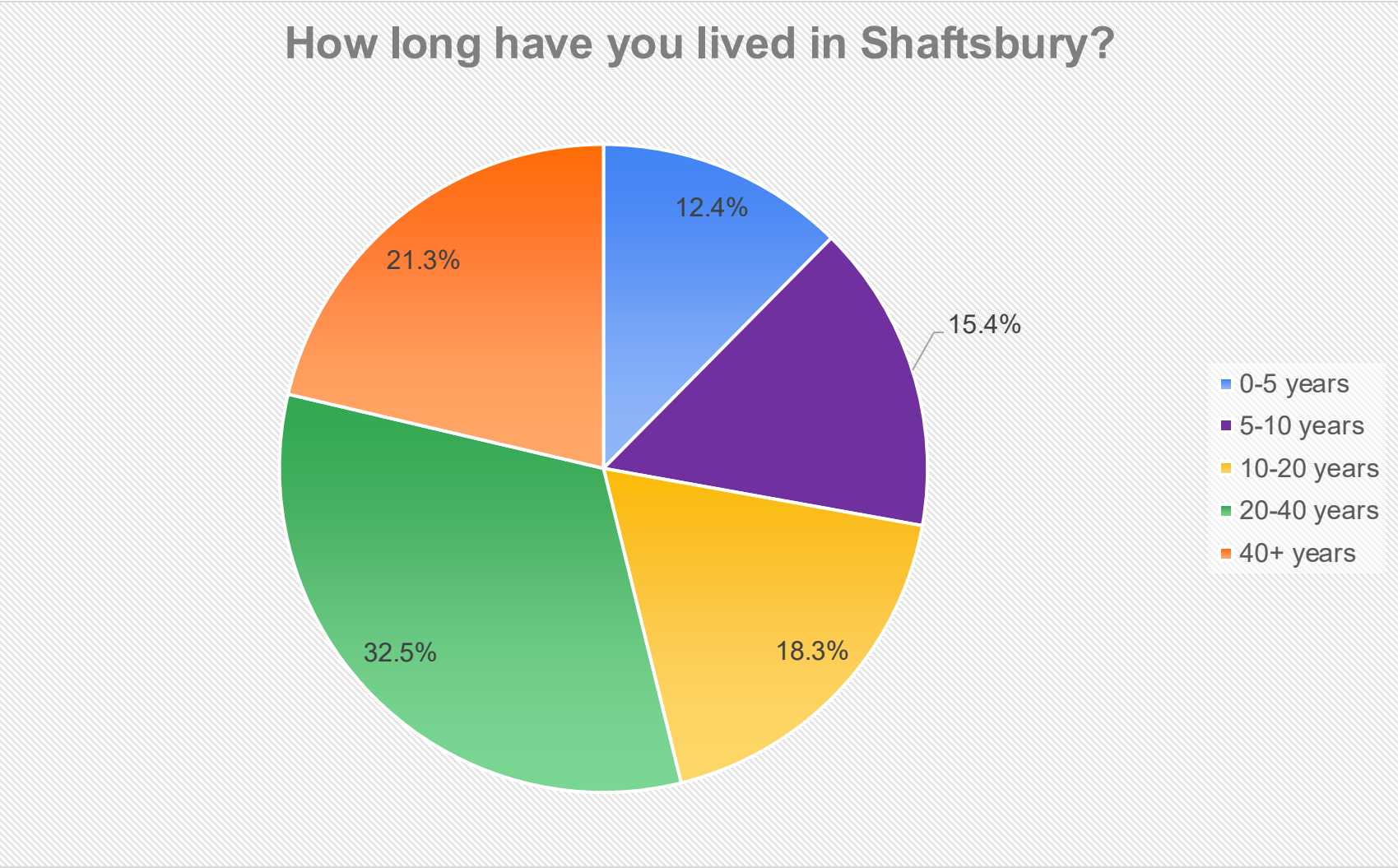
Rising costs for municipal operations, and increasing demands on emergency services.

Limited municipal capacity to take on additional programs and responsibilities. Knowledge loss from staff transitions

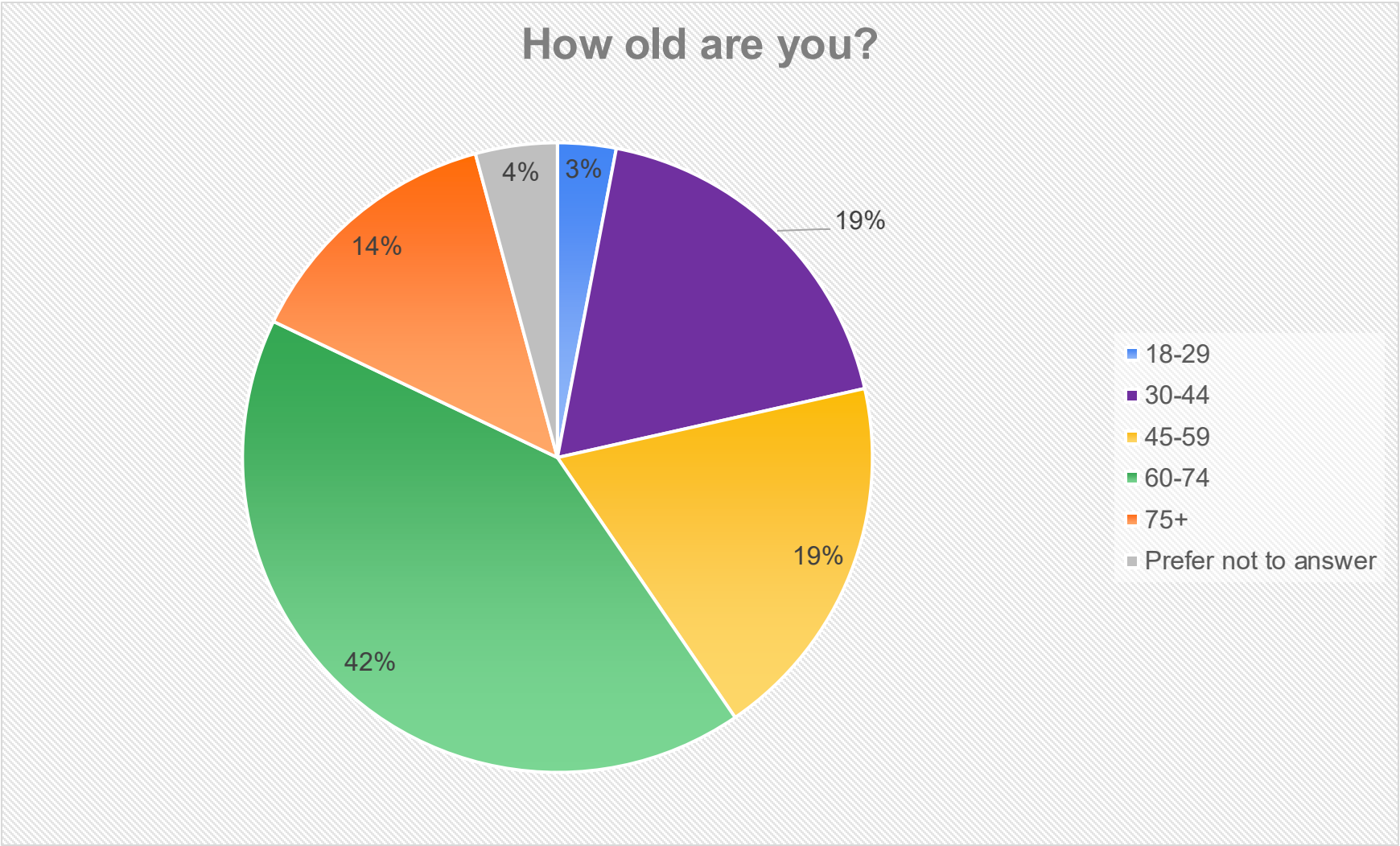
Increasing Housing and affordability costs



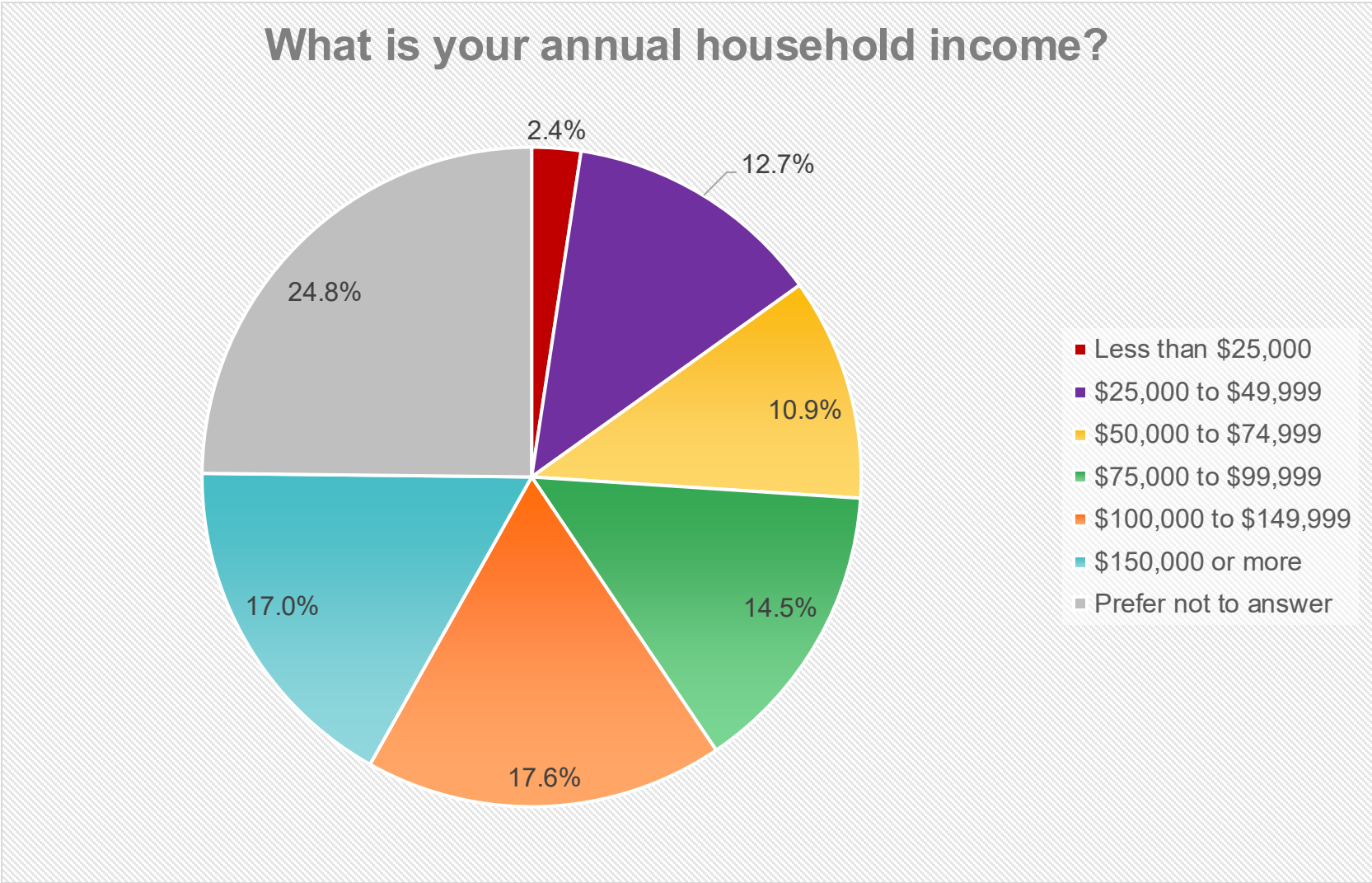
Survey Results



Survey Results

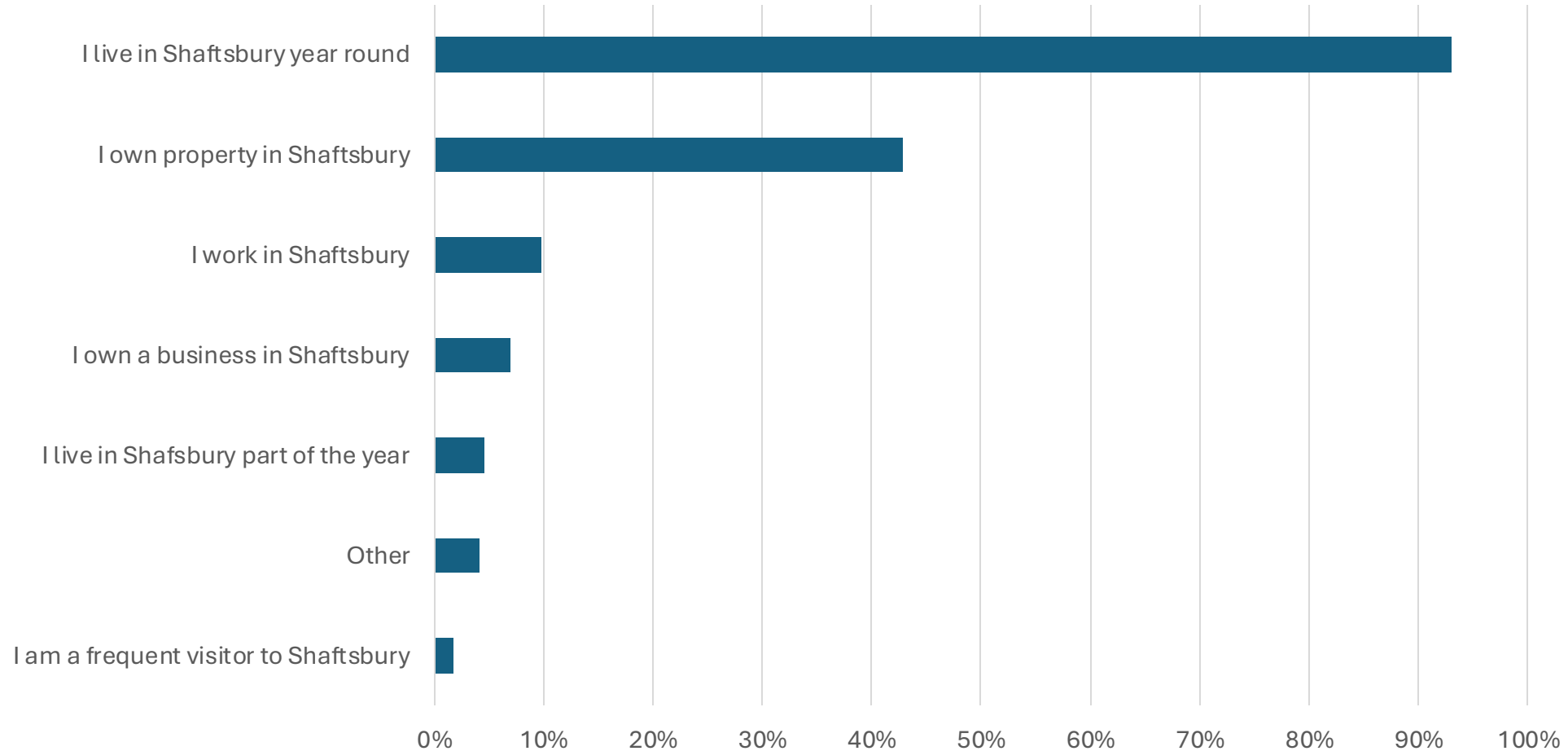


Survey Results



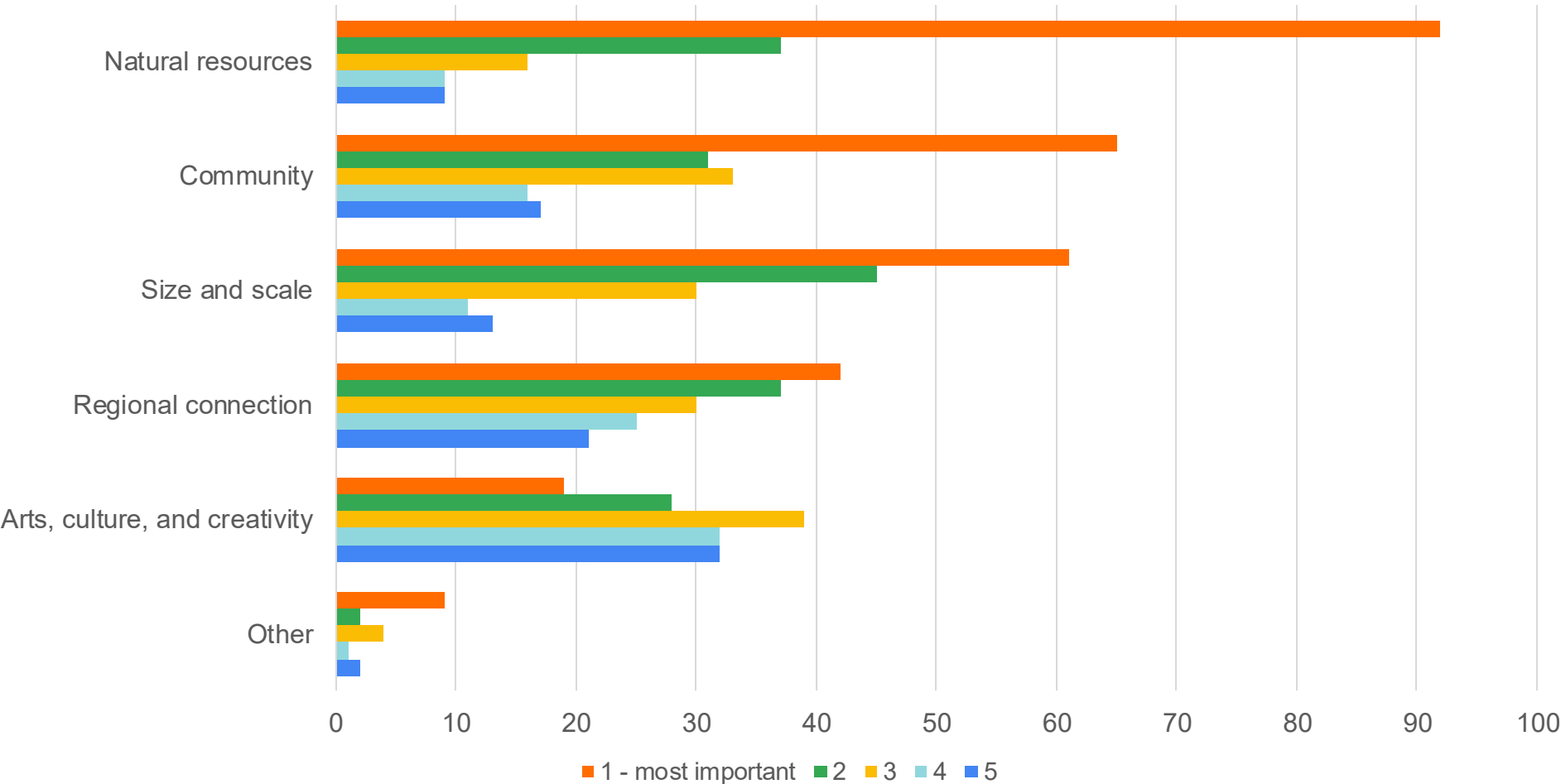
Survey Results

How are you connected to Shaftsbury?



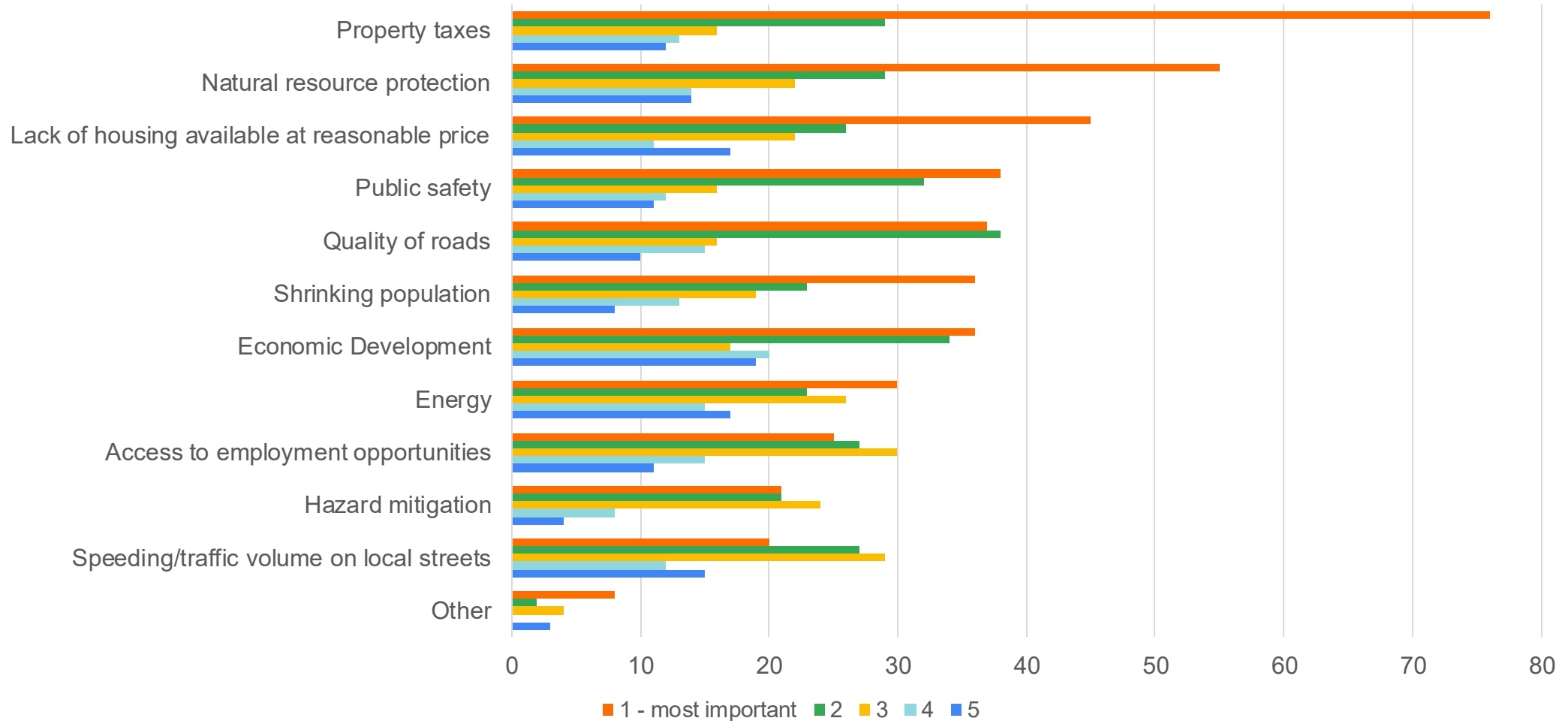
Survey Results

What do you like most about Shaftsbury? Rank from 1 to 5



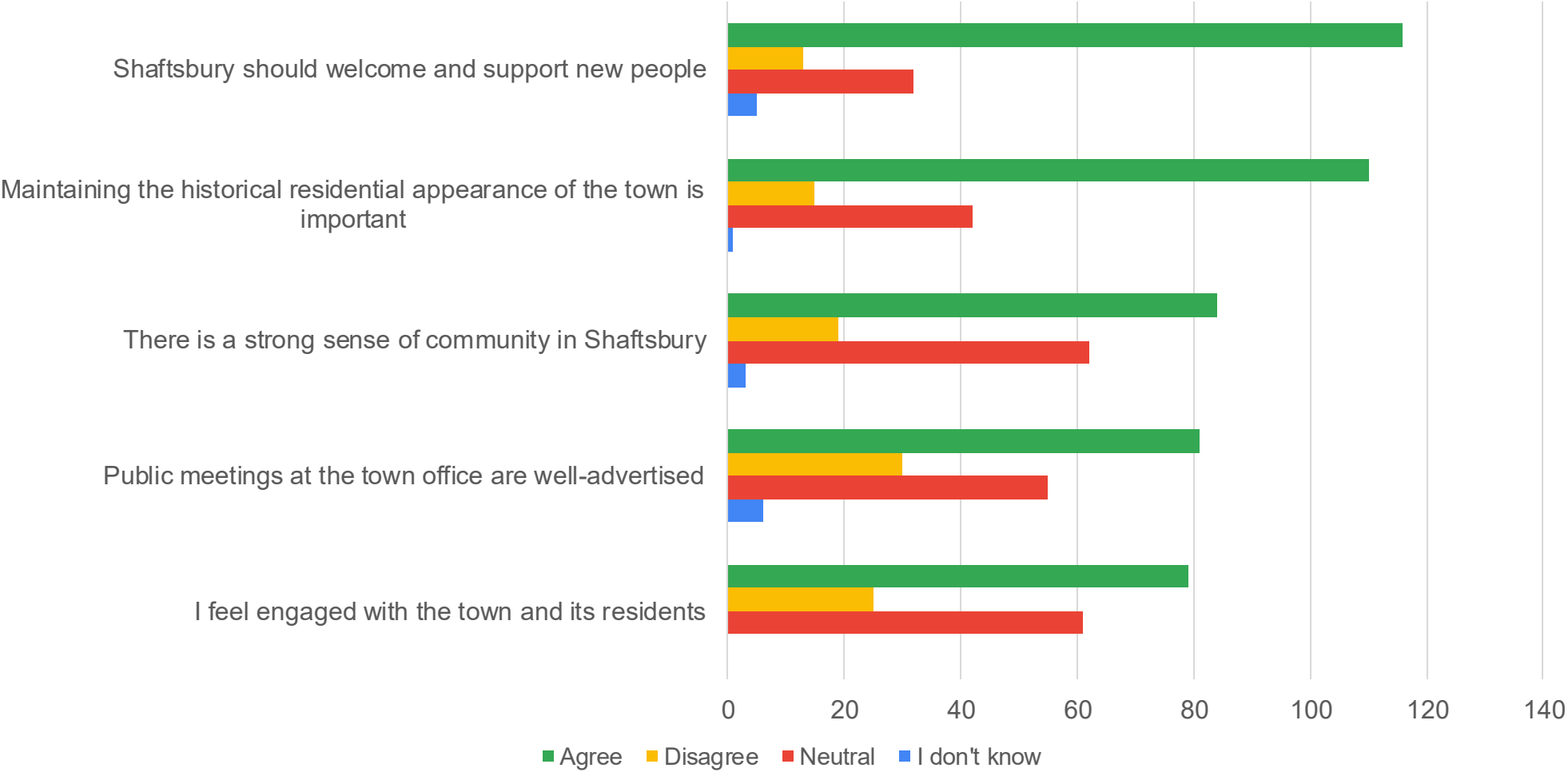
Survey Results

What are the most important issues facing Shaftsbury? Rank from 1 to 5



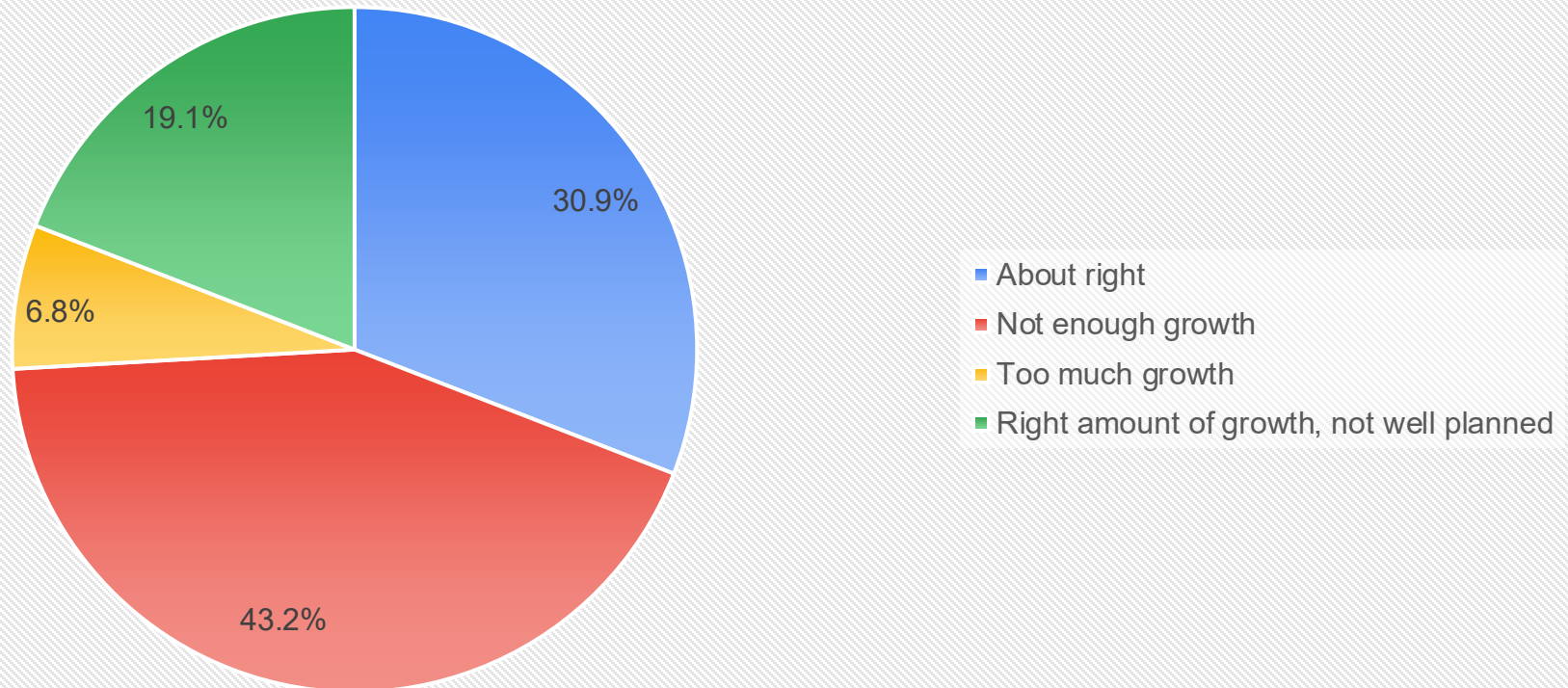
Survey Results

Do you agree or disagree with the following statements?

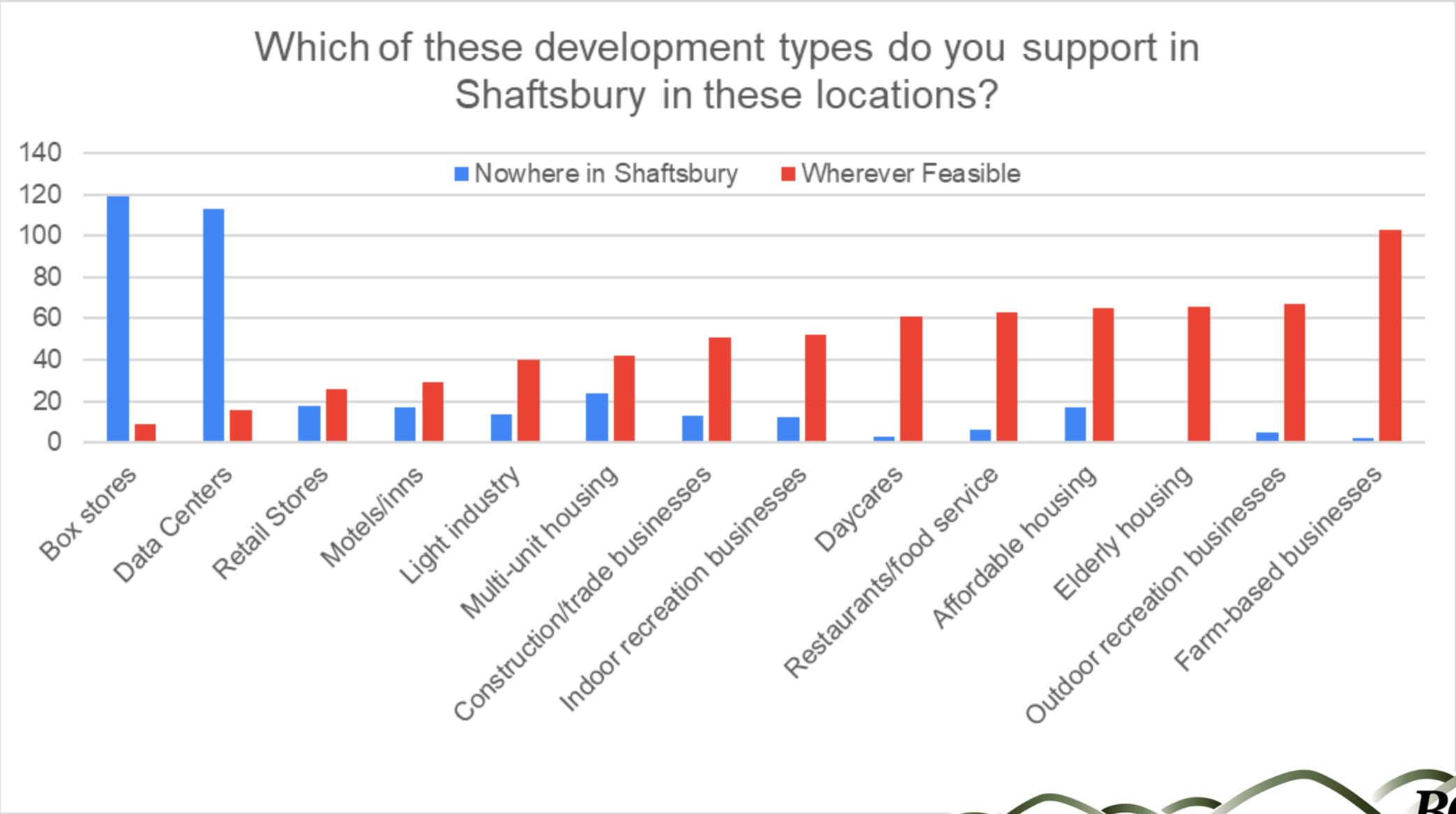


Survey Results

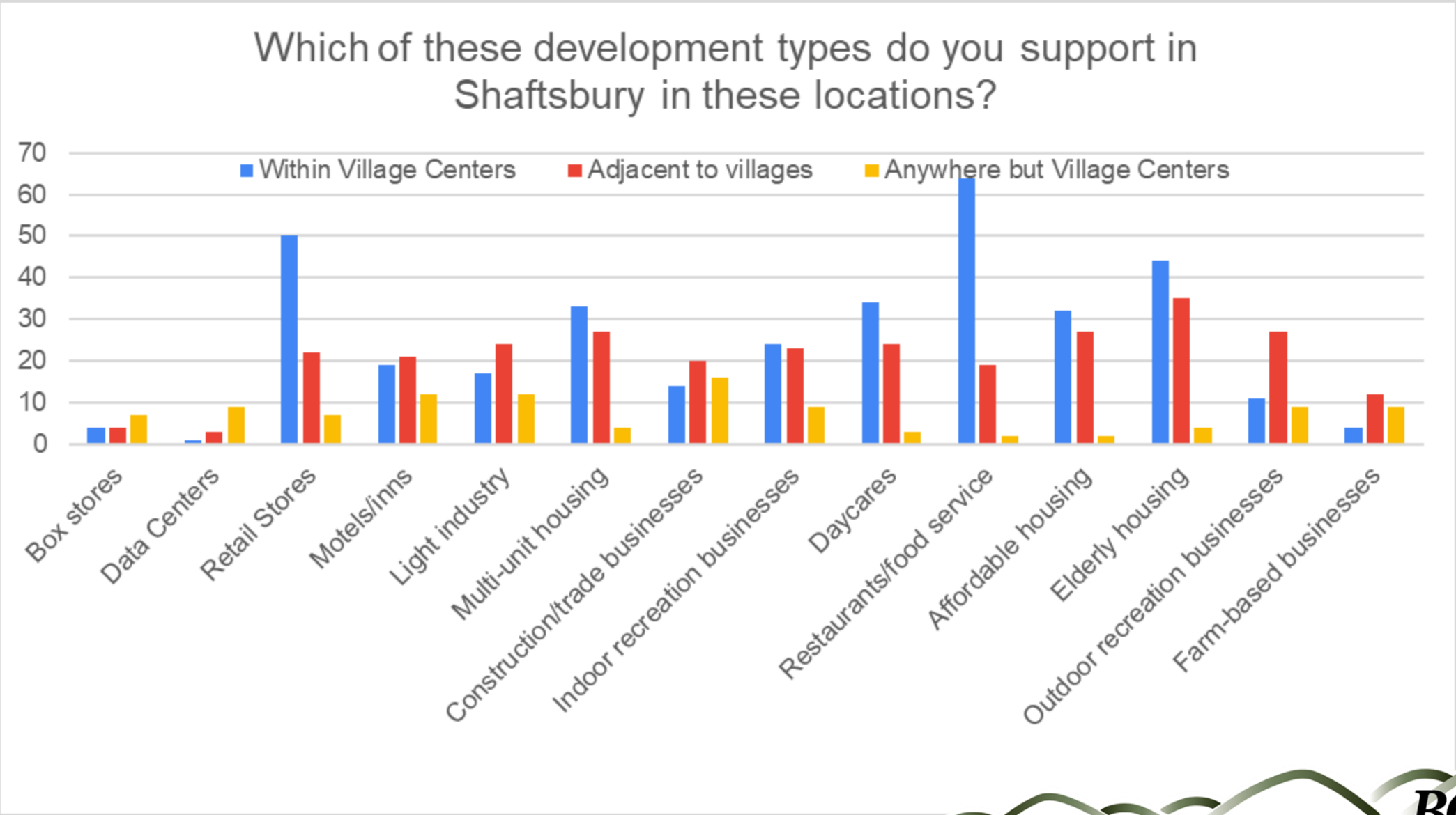
How has the rate and type of development been in Shaftsbury over the past 10 years?



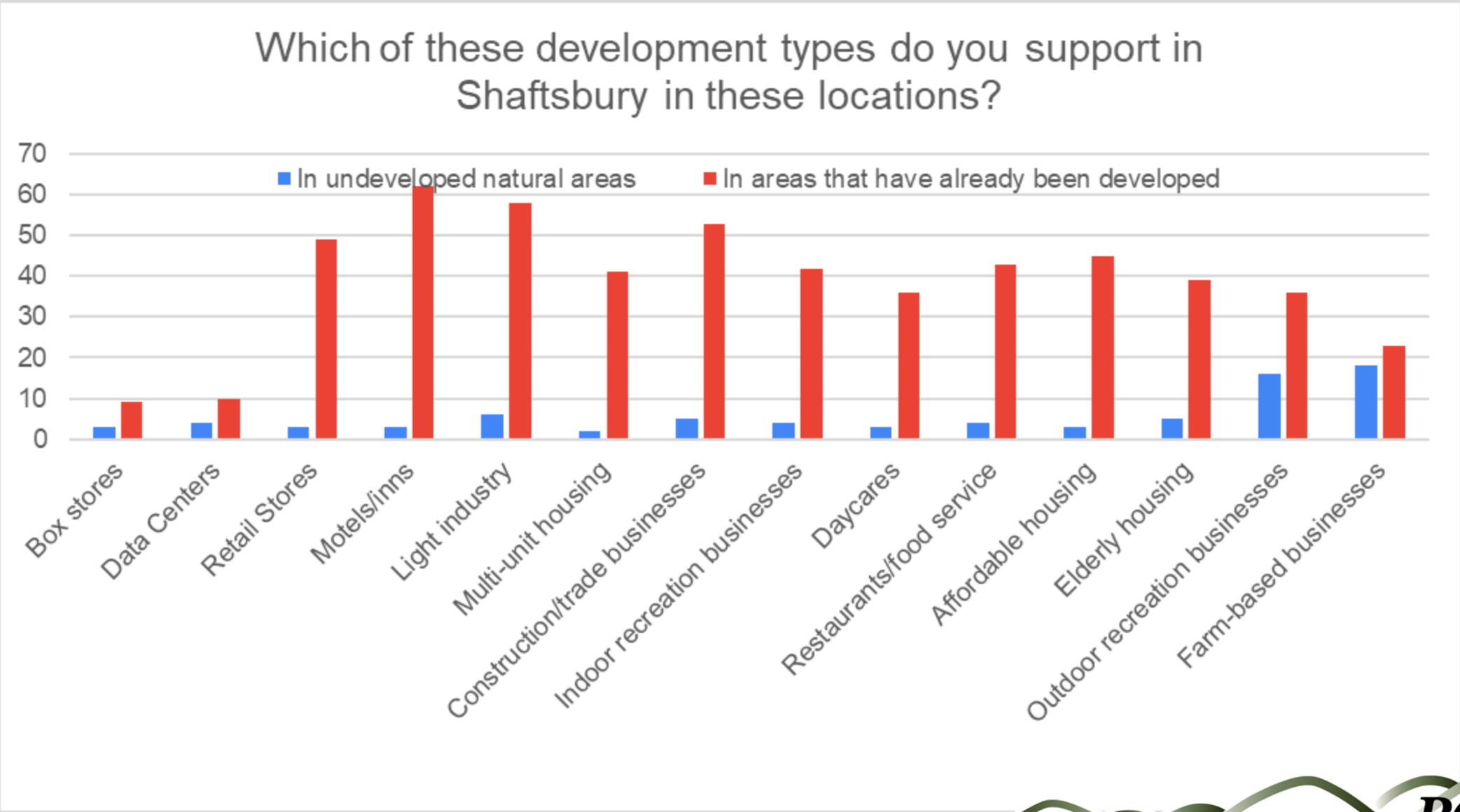
Survey Results



Survey Results

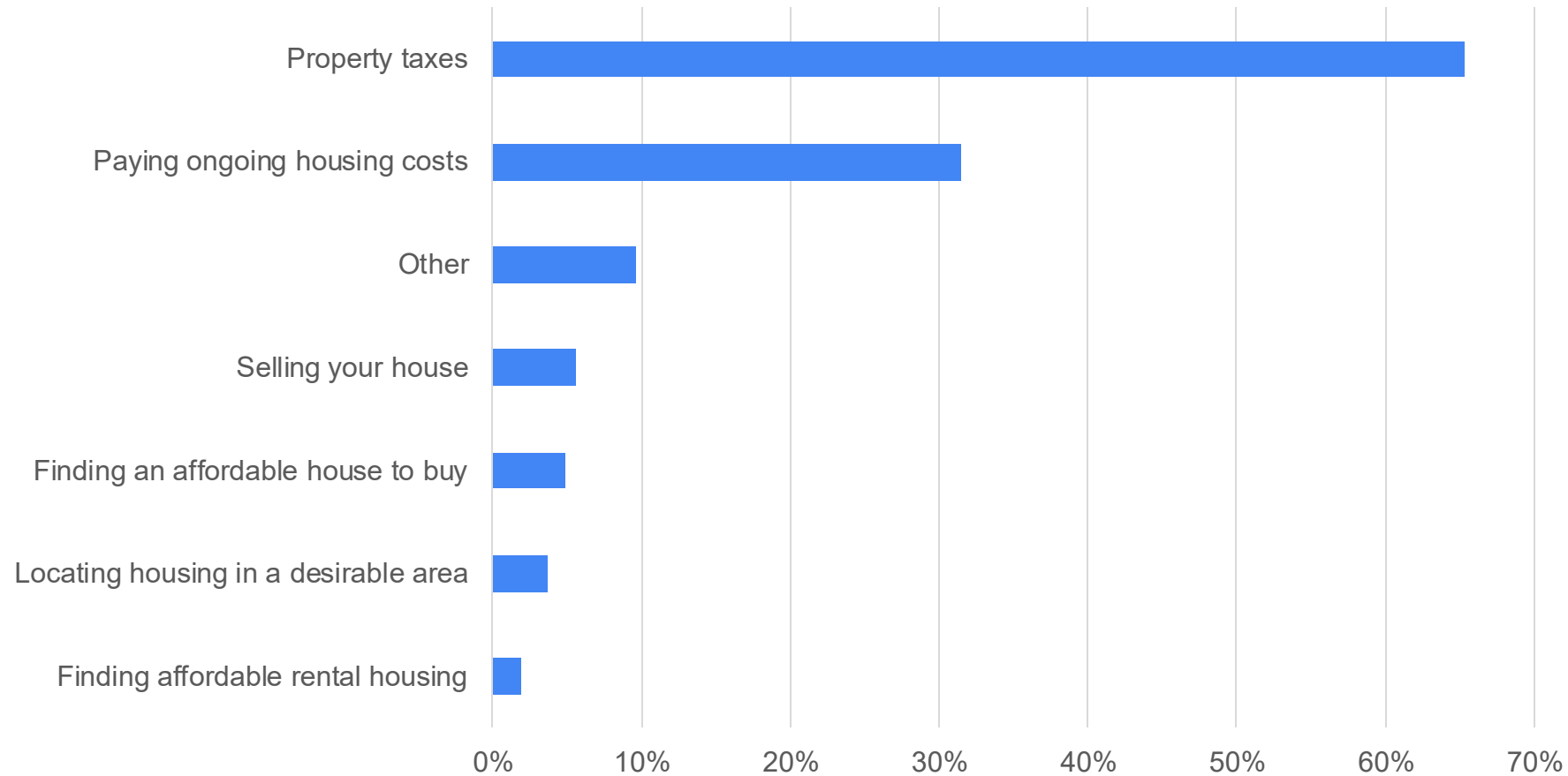


Survey Results



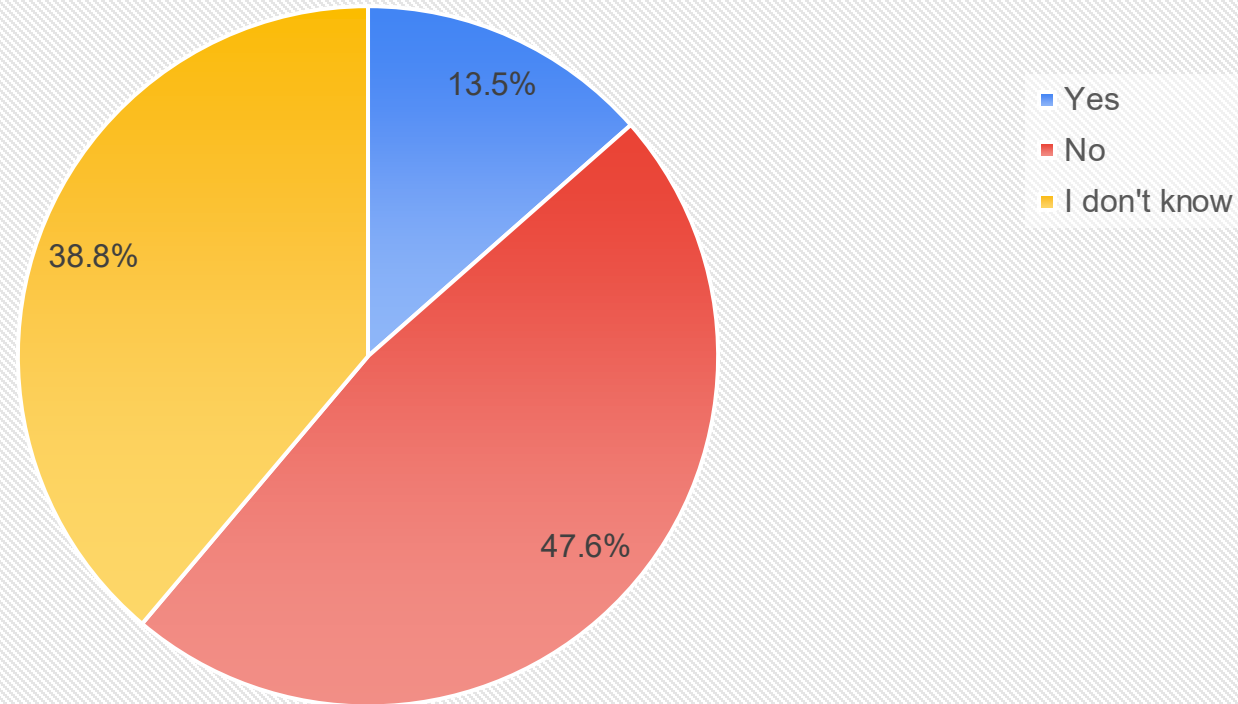
Survey Results

What is your top concern related to your personal housing situation?



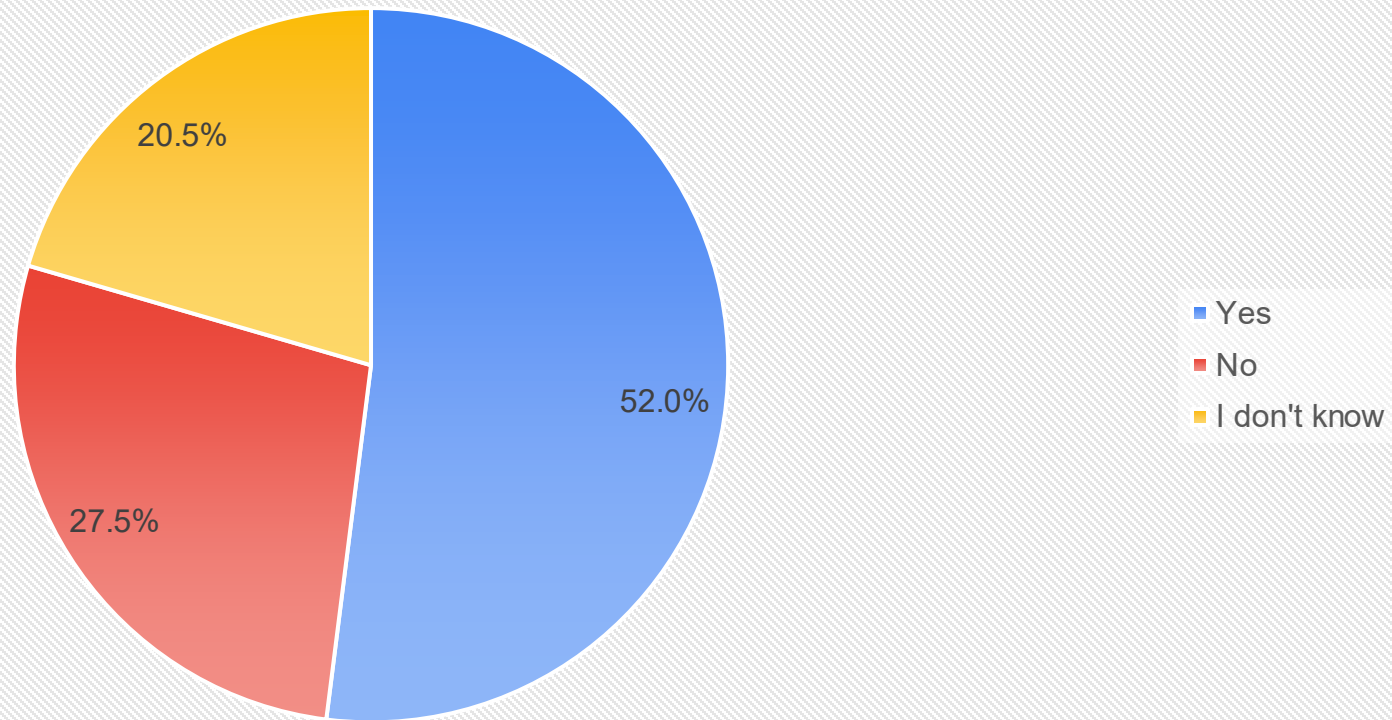
Survey Results

Do you think the curent housing options in Shaftsbury are meeting the needs of residents?

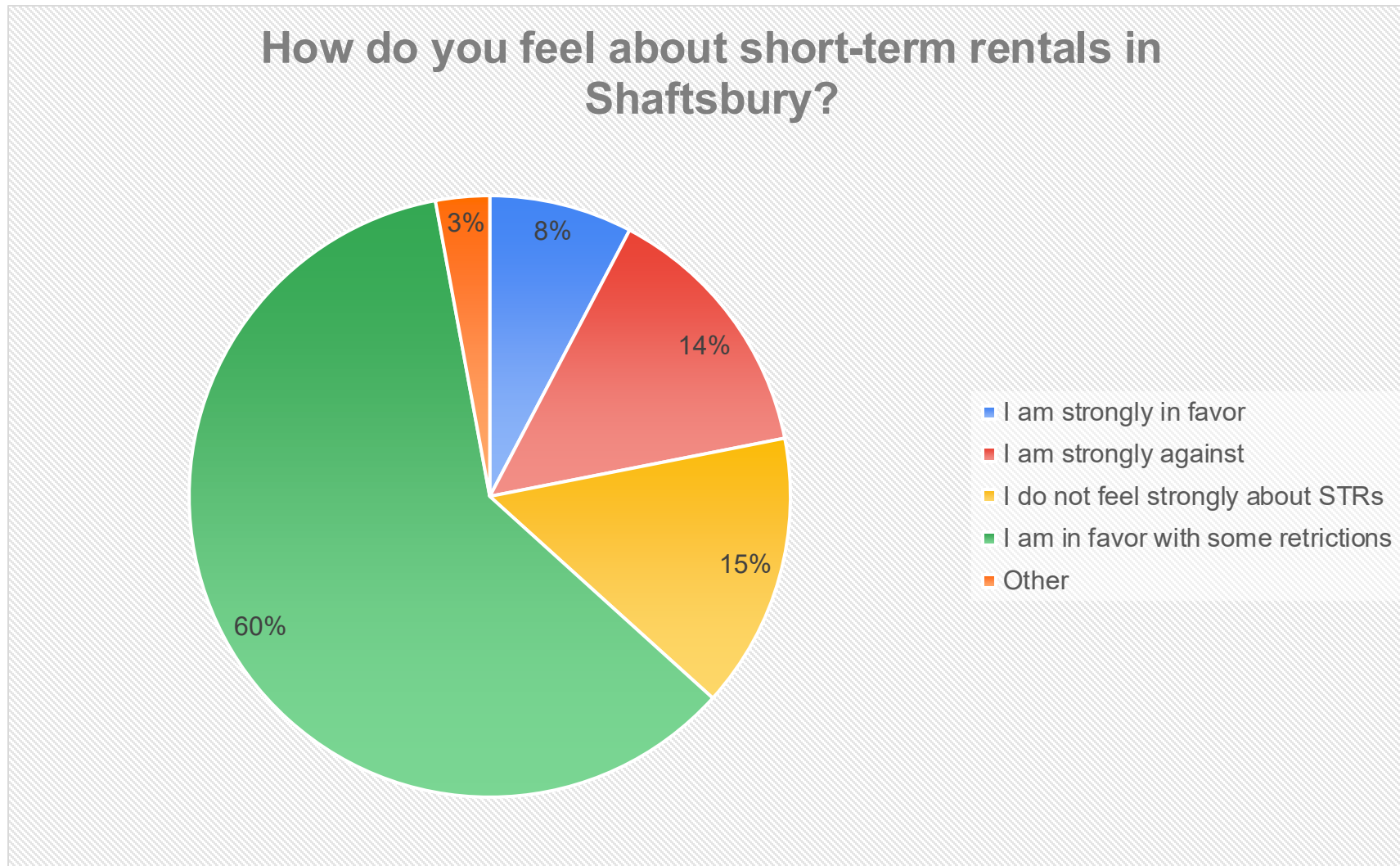


Survey Results

Do you support the town working with regional housing
orgs to develop housing on town-owned land?

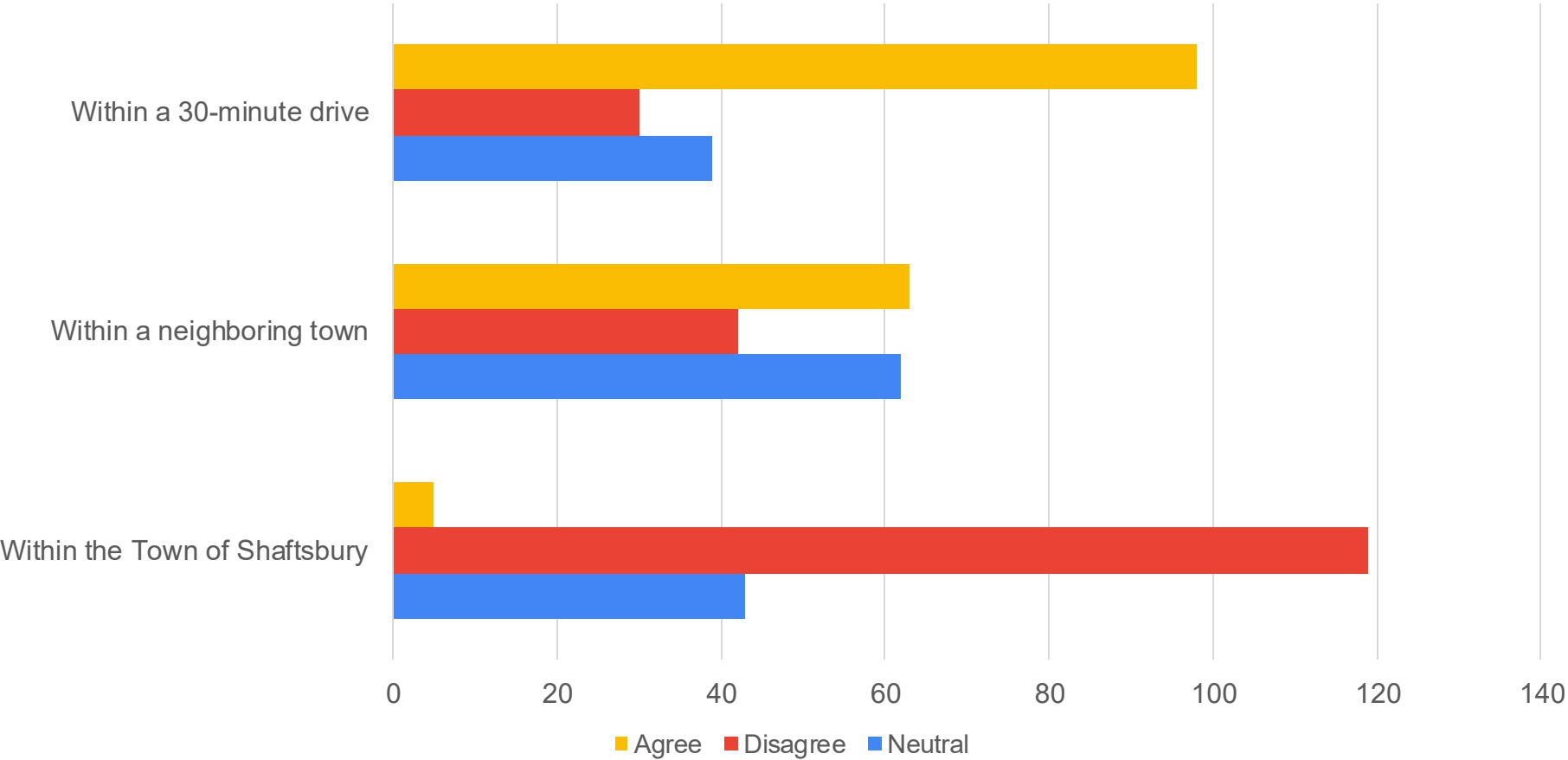


Survey Results



Survey Results

Do you agree that there are enough opportunities to find a job...



Survey Results

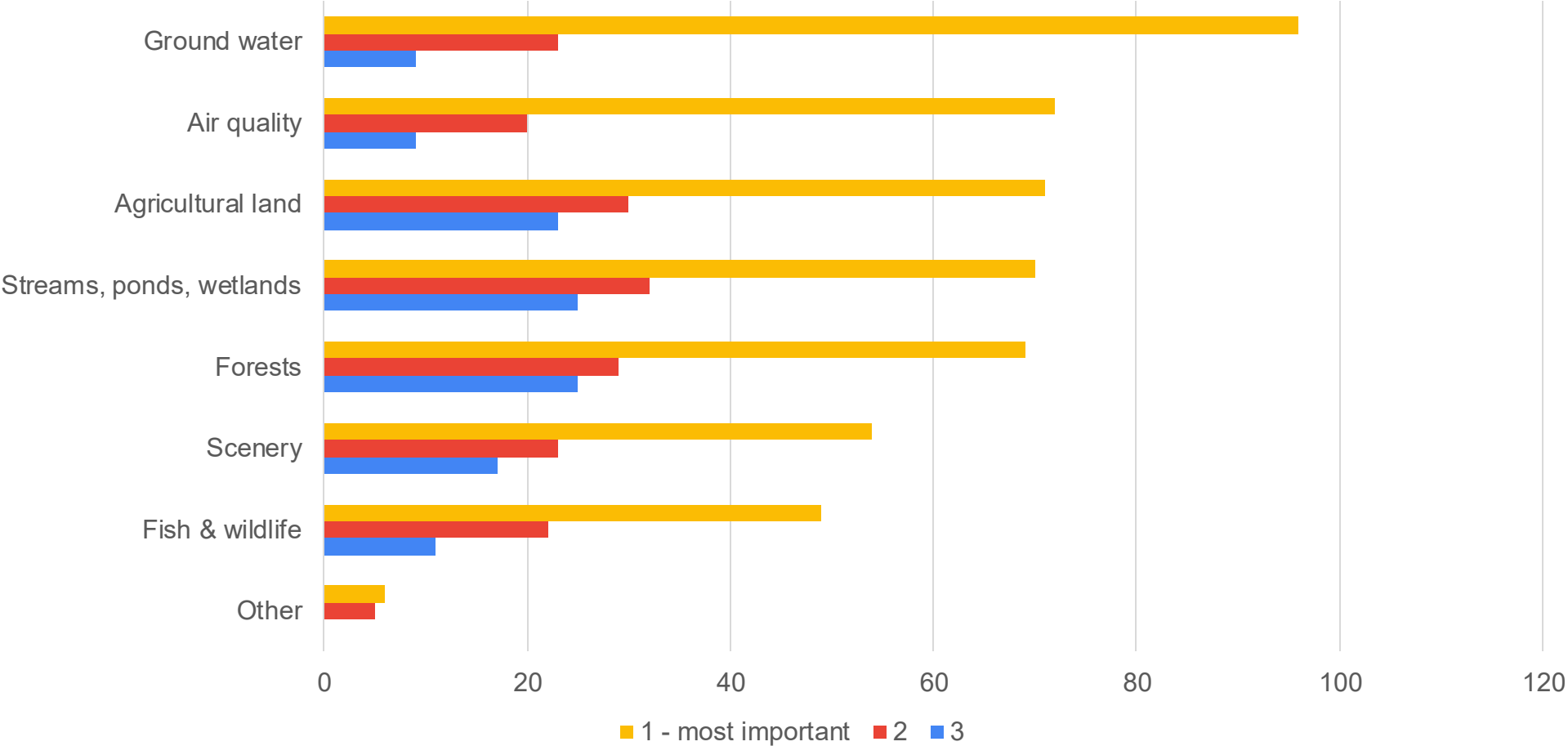
What challenges do local businesses face in Shaftsbury? *(Common response themes)*

- Limited customer base
- Limited parking and lack of walkability leading to low foot traffic
- Workforce shortages
- Regulatory barriers (permitting and zoning)
- Lack of water/sewer infrastructure
- High cost of owning and maintaining a business



Survey Results

How important do you consider each of these natural resources?
Rank from 1 to 3



Survey Results

What do you consider to be the town's most important natural resource? (*Common responses*)

- Clean water
- Forests
- Agricultural and working lands
- Streams and wetlands
- Open space
- Lake Shaftsbury
- Rural character
- Wildlife habitat and natural ecosystems



Survey Results

What do you consider to be the town's most important historic resource? *(Common responses)*

- Robert Frost House
- Governor Galusha House
- Cole Hall
- Cemeteries
- Historic homes and buildings
- Peter Mattison Tavern
- Eagle Square
- Shaftsbury Historical Society
- Historic village areas along Route 7A



Survey Results

What do you consider to be the town's most important scenic resource?

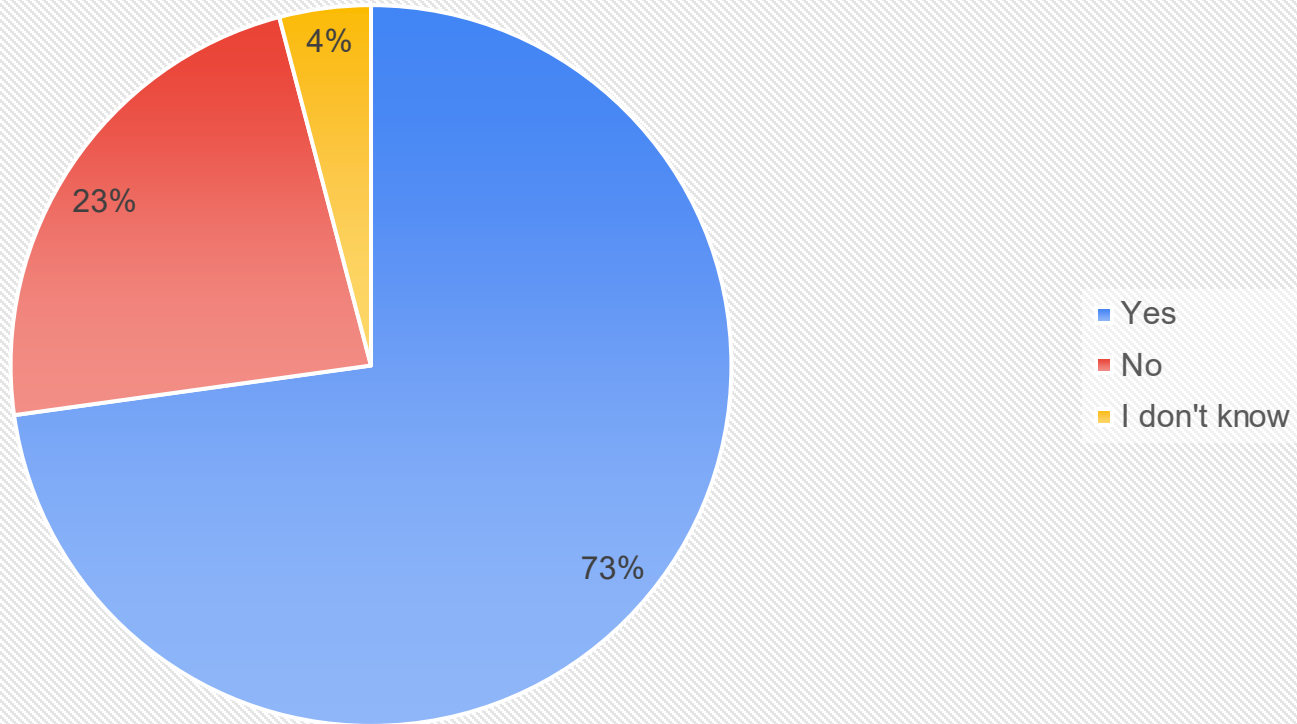
(Common responses)

- Rural character and open space
- Mountain views
- Farmland
- Lake Shaftsbury
- Forests and natural scenery
- Scenic roads and views



Survey Results

Do you feel that local roads are well-maintained in Shaftsbury?



Survey Results

Specific needs or recommendations for where road improvements are needed.

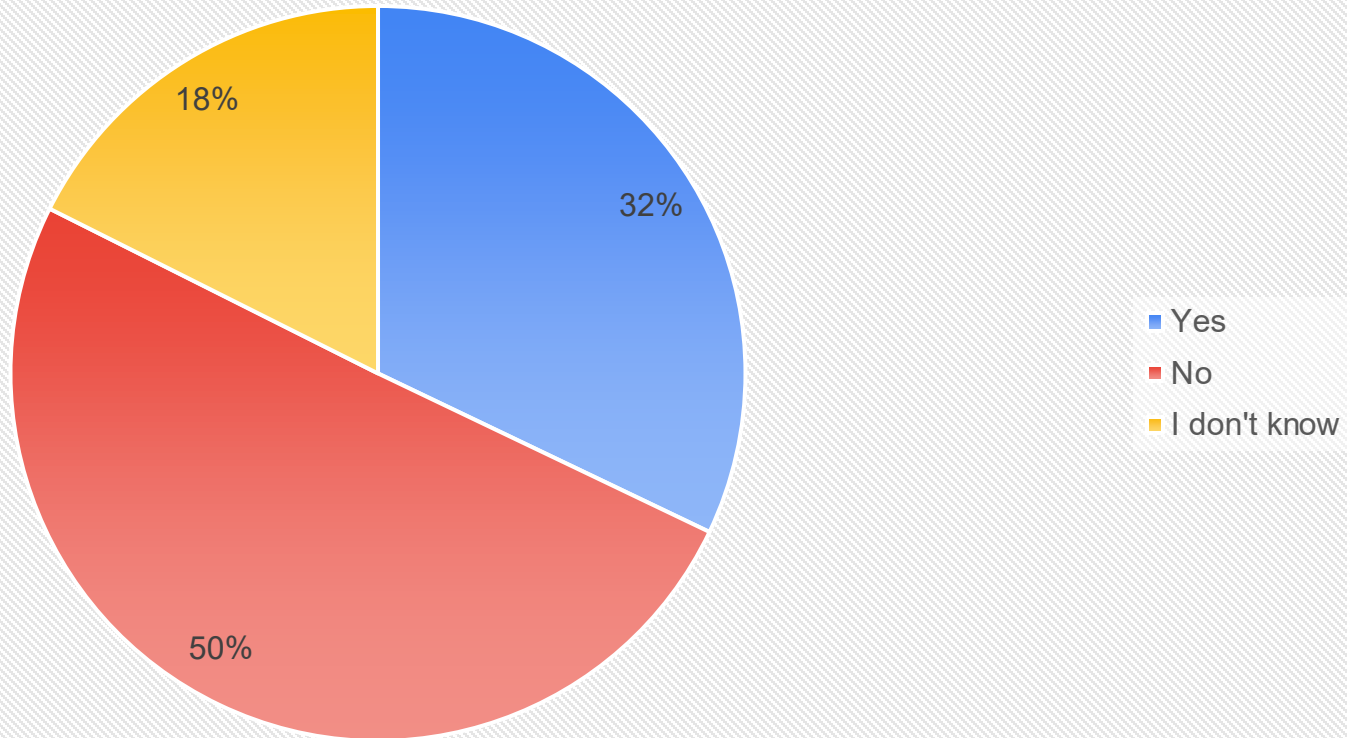
(Common responses)

- Improve dirt road maintenance including potholes, grading, ditching, drainage.
- Improve conditions during winter and mud seasons
- Improve road drainage systems, culverts, and runoff
- Address speeding, especially on 7A and 67, through increased enforcement and traffic calming measures.



Survey Results

Do you feel that facilities for pedestrians and bicycles are safe and adequate in Shaftsbury?



Survey Results

Specific needs or recommendations for pedestrian/bicycling facilities.

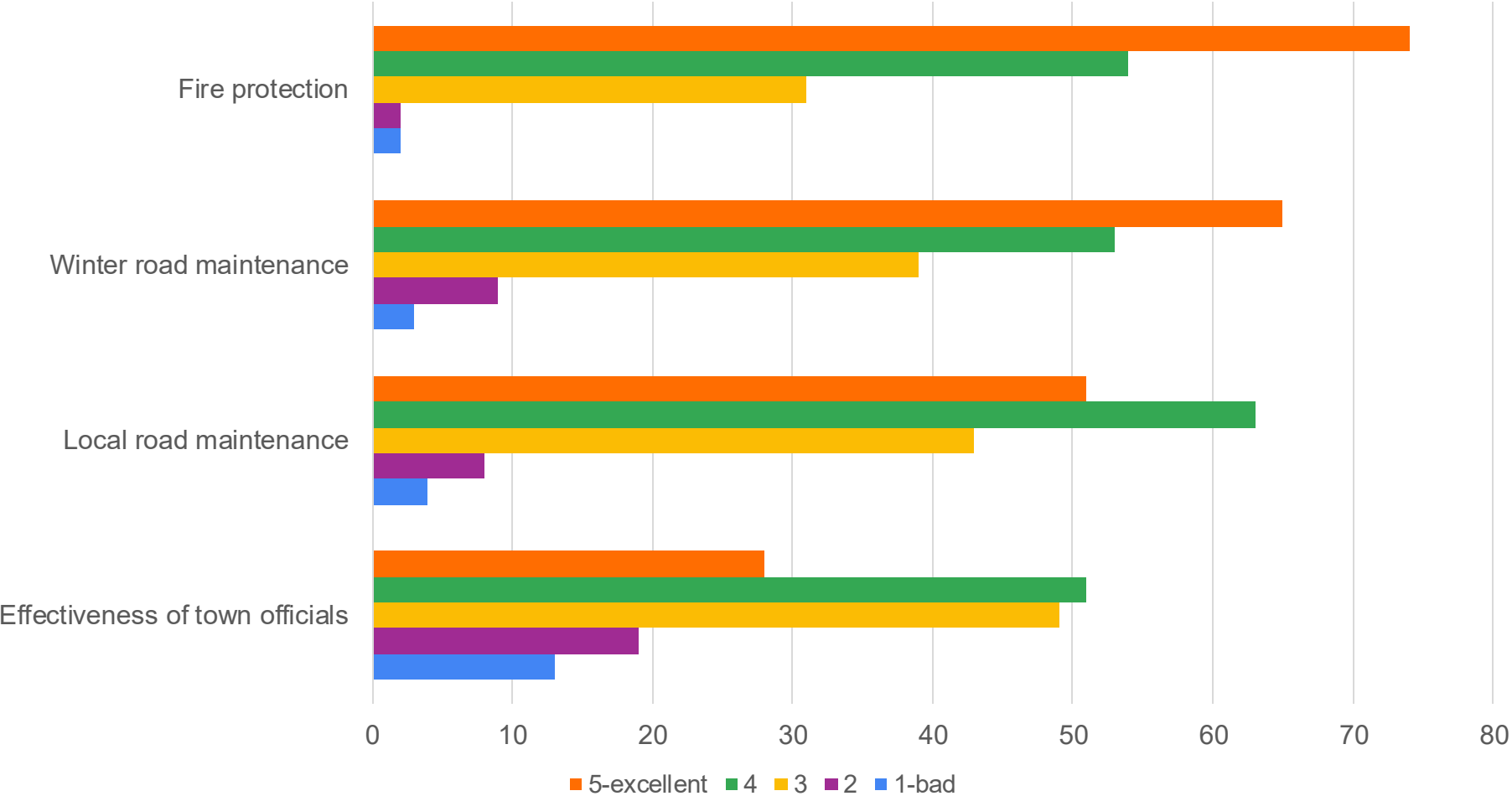
(Common responses)

- Bike lanes on 7A and 67
- Extension of the sidewalk network
- Pedestrian safety and traffic-calming measures
 - Crosswalks
 - Wider shoulders
 - Slower speed limits
 - Signage reminder drivers to slow down and share the road



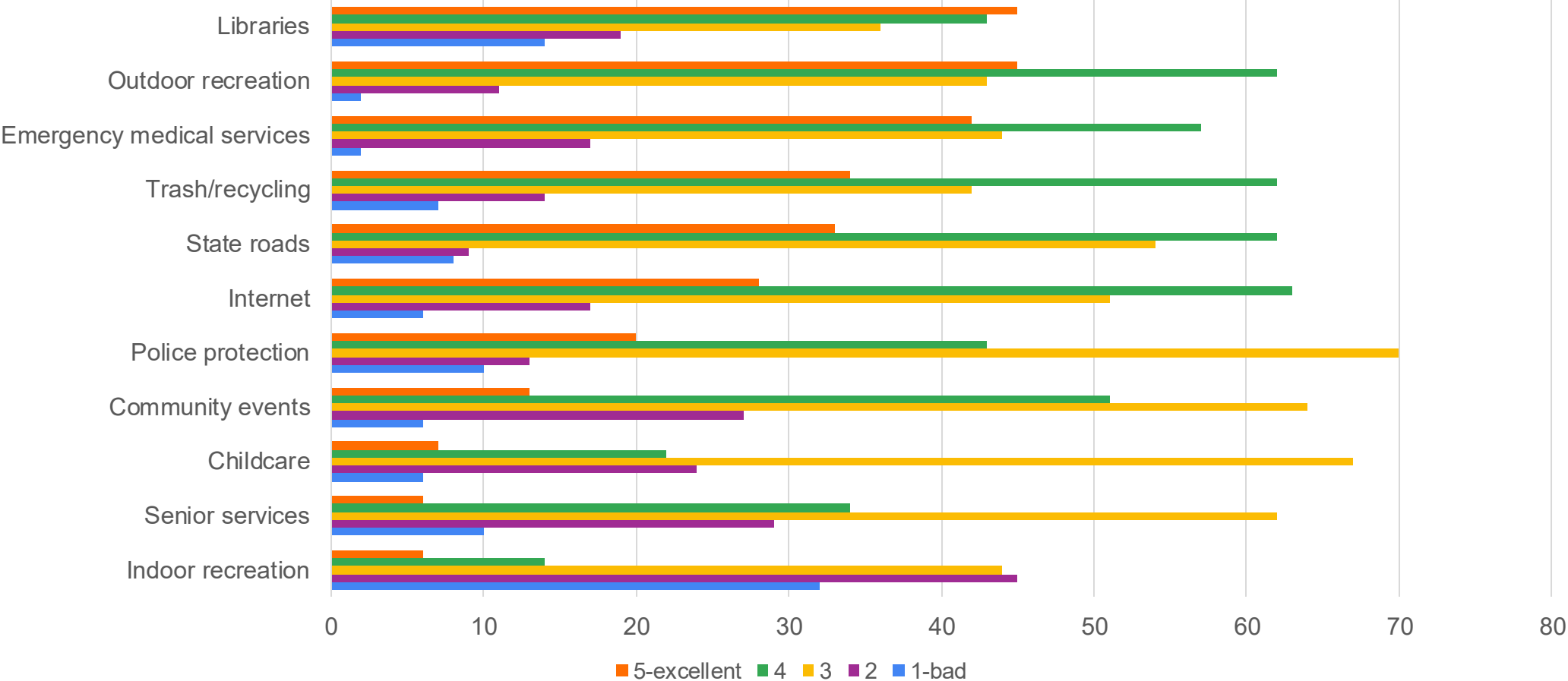
Survey Results

Rate each of these community services on a scale of 1-5



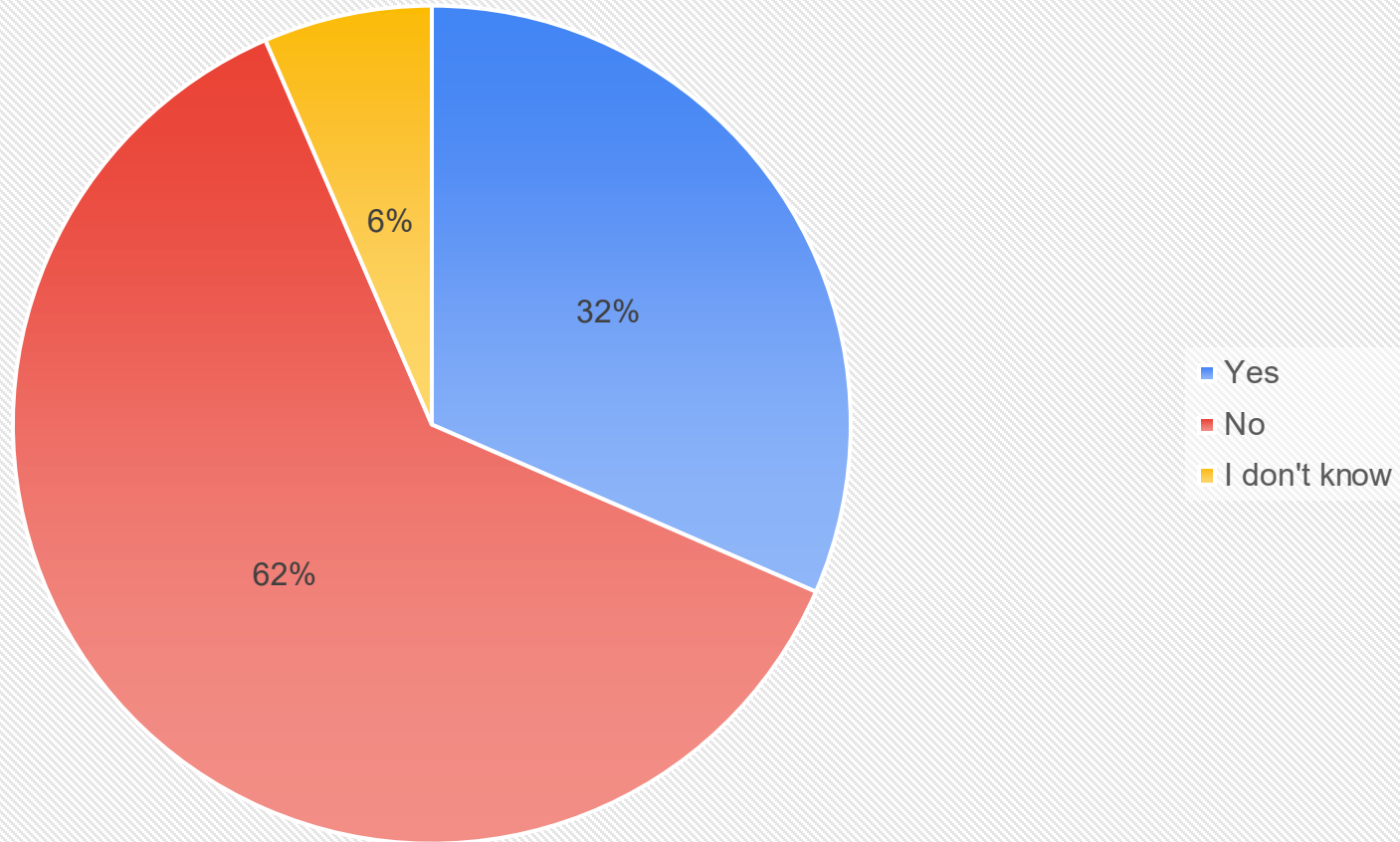
Survey Results

For services that are not provided directly by the town, rate your experience accessing these things on a scale of 1-5.



Survey Results

Do you have any concerns with the quantity or quality of water available from your current supply source?



Survey Results

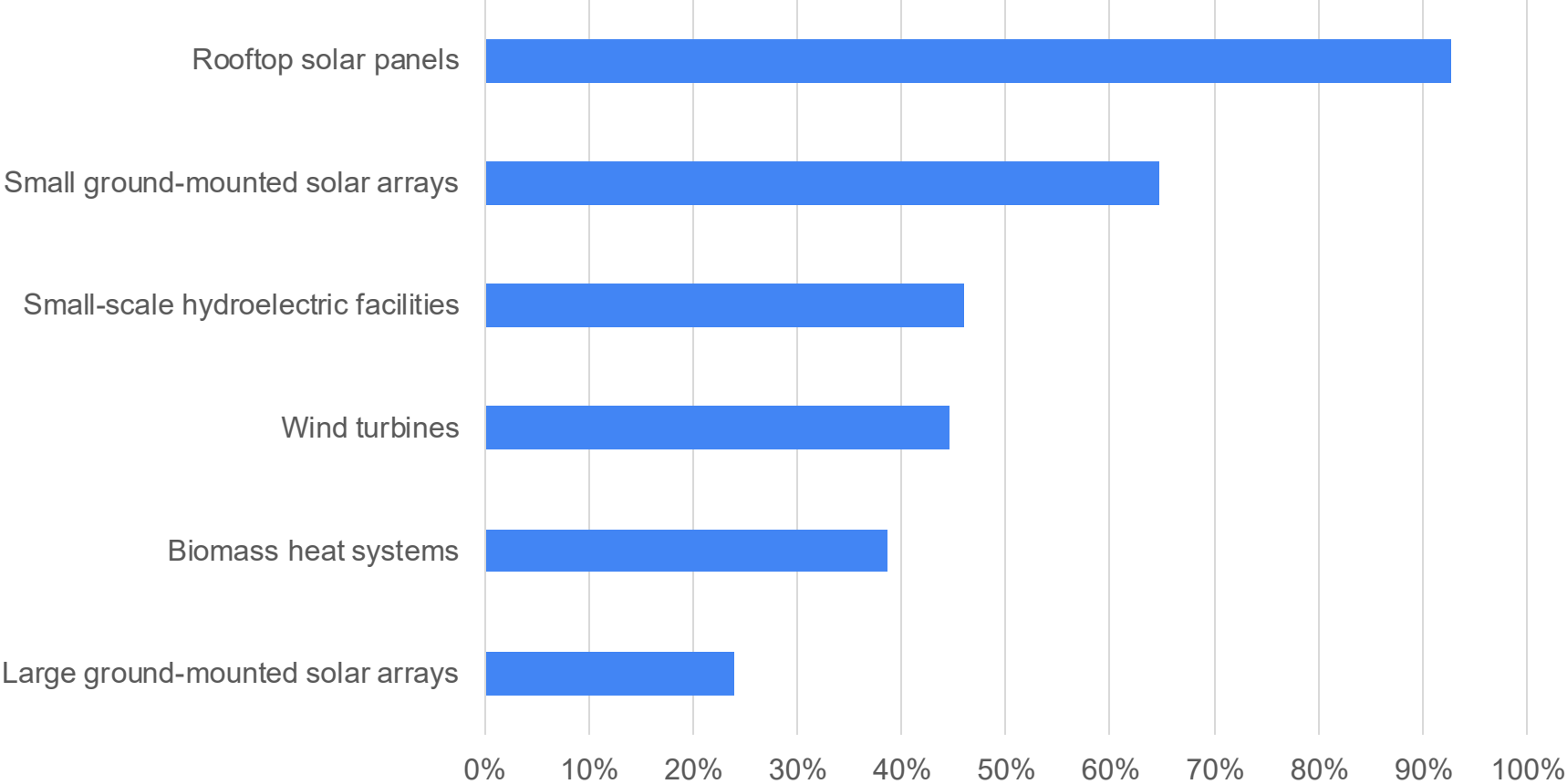
If yes, please describe your water concerns. *(Common responses)*

- PFAS/PFOA contamination – need for more testing, monitoring and communication on this issue.
- High water costs
- Concern about the quality and cost of water from the North Bennington water system
- Shallow wells/drought
- Groundwater contamination from neighboring properties or runoff



Survey Results

Which, if any, of these renewable energy generation types do you support in Shaftsbury?



Survey Results

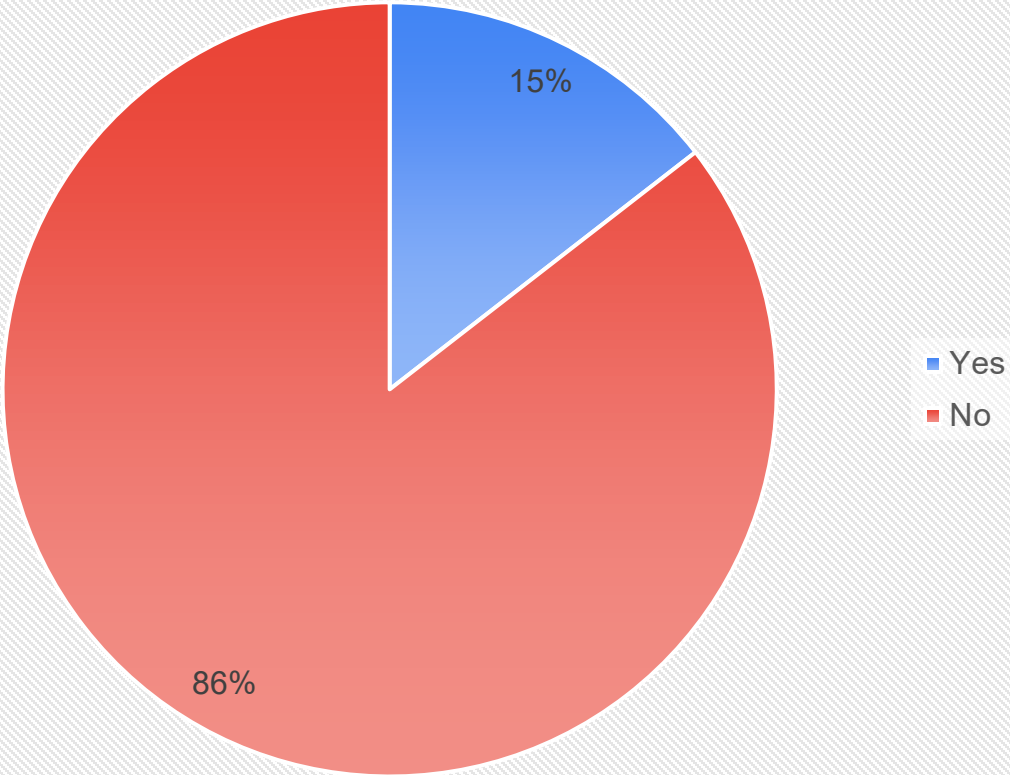
If you selected any of the above, where do you think they would be appropriate?
(Common responses)

- Generally preferred locations/types
 - Rooftops
 - Municipal facilities, schools
 - Previously disturbed/developed land
 - Small-scale systems with public benefit
- Generally opposed locations/types
 - Farmland
 - Forests
 - Scenic viewsheds
 - Wildlife habitat
 - Large-scale solar and wind

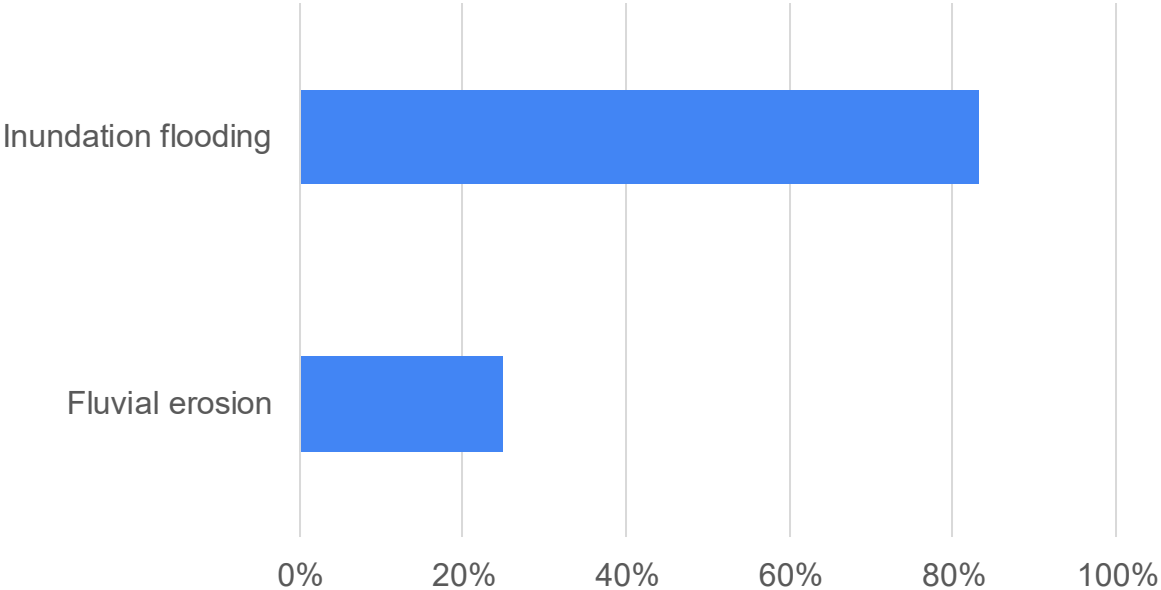


Survey Results

Have you dealt with flooding on your property in the past?



If yes, was the damage caused by...?



Project Schedule

May – June 2026	Assess Current Town Plan
June 2026	Draft Outreach Plan
June 2026	Outreach and Scoping Meeting
July – August 2026	Outreach and Survey Facilitation
September 2026	Presentation of Outreach Findings
October – December 2026	Plan Update Preparation
February 2027	Finalize Draft Plan for Adoption

Next steps

- How do you want to be involved in the update process?
 - Full draft vs. sectional edits?
- Focus areas for edits:
 - Sections that need to be updated for compliance with state statute
 - Integration of community feedback in relevant sections



Questions?

