

**Town of Shaftsbury
Minutes of the Planning Commission
November 9, 2010
COLE HALL
SHAFTSBURY, VERMONT**

Present: Norm St. Onge (Chair), Christopher Williams (Vice Chair), William Pennebaker, David Spurr, Suzanne Bushee (Zoning Administrator), Robert Whitney (Recording Clerk)

1. Call Meeting to Order:

Norm St. Onge called the meeting to order at 7:05 PM.

2. Minutes

There were no minutes to review or approve

3. Old Business

Adaptive Reuse

Final wording of adaptive reuse to be added to the Permitted Uses section of Rural Residential was sent by electronic mail to the Planning Commission members from Chris Williams on October 27, 2010. The language is below:

4.1.1.4.6 Adaptive reuse of existing transient lodging properties along Historic Route 7A to single or multifamily dwellings. The maximum number of dwelling units permitted in said building(s) shall be determined by the number of units allowed pursuant to approved and currently valid Vermont state permits for existing water supply and existing wastewater disposal issued by the Department of Environmental Conservation and shall not be controlled by the minimum area per dwelling unit shown in Section 4.1.2. Such adaptive reuse shall be subject to approval by the DRB under Section 3.5 of the Bylaw, Conditional Use Regulations. Existing buildings shall be exempt from setback regulations. All new construction shall comply.

Discussion of this language followed in relation to trailer parks, affordable housing, and how this would affect actual properties such as Governor's Rock, Serenity, Hillbrook, Iron Kettle and Bayberry Motels.

Building on existing footprints as opposed to new construction and does the language open the door to expansion of mobile homes was also discussed.

Norm St. Onge will do homework on the VHFA issues and forward the above italicized paragraph to the Development Review Board as a "heads-up" and for informational purposes as it will be relevant to the Hillbrook application.

4. New Business

Satellite dish/antenna regulations will be carried over to the next meeting on November 23, 2010
The commission will get closer to or wrap-up adaptive reuse at the next meeting.

Current projects include:

Chris: adaptive reuse; historic district development rules

David: review antenna/satellite dish regulations; develop buffer zone around water supply

Norm: affordable housing; multi-family housing

Bill: light industrial classification

The December 14, 2010 meeting will be public and include a hearing on proposed revisions to adaptive reuse.

5. Adjournment

Motion to adjourn by Norm St. Onge at 9:02 PM, seconded by David Spurr. All in favor.

Approved 4-0-0.

Respectfully submitted,
Robert Whitney