

Minutes of the Shaftsbury Planning Commission
July 27th, 2010
Cole Hall
Shaftsbury, Vermont

Board Present: Norm St. Onge (Chairperson), Chris Williams, David Spurr, Bill Pennebaker.

Board Absent: None.

Others present: Megan Wick-Albert (recording secretary).

1. Call Meeting to Order:

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

2. Minutes:

Minutes were not present to review or approve.

3. Old Business:

A. Review, Judicial Opinion DRB hearing – Norm St. Onge

In discussion it was stated that the Zoning Administrator has to be present for the appeal, which will go before the Development Review Board.

B. Continued discussion of Subdivision Regulations– All

Chris Williams gave all board members a copy of the most recent subdivision regulation revision. There was extended discussion about further revisions. Bill Pennebaker said it was important to look at the intent and some scenarios to see how this will work. Key points of the discussion include the following:

- Easements under the Open Space section were changed.
- Inconsistency of density bonus percentage in the Zoning bylaw and Subdivision regulation was changed to 25%. It was discussed to keep this in one place rather than both documents.
- Commonly owned versus private land density bonus: both are to designate usable land for open space. For privately owned land, it needs to be contiguous and the DRB “shall require” this instead of “may require” are added.
- The last section needs to be discussed further.
- Multi-family use was also discussed and will be addressed after further research on the subject.

Chris said he will make revisions based on this discussion and bring the document to the next meeting.

4. Other Business:

A. Vermont Stream Crossing Handbook

Bill Pennebaker brought in a copy of the Vermont Stream Crossing Handbook, published by the Fish and Wildlife Department, suggesting that it could be adopted in the Town Plan in future revision. The board was receptive of this and it will be discussed further at another meeting.

B. Executive session, personnel discussion - Norm St. Onge

Bill Pennebaker motioned to close the discussion and enter executive session at 8:45 pm. Chris Williams seconded. Motion approved 4-0-0.

Respectfully submitted,

Megan Wick-Albert