

**MINUTES OF THE SHAFTSBURY PLANNING BOARD
SEPTEMBER 9, 2008
COLE HALL
SHAFTSBURY, VERMONT**

Board Present: **Bill Pennebaker, Chris Williams, Norm St. Onge, Craig Bruder (Chairman), Bob Carter,**

Others Present: **Susan Swasta (Recording Secretary)**

1. Call Meeting to Order:

Chairman Craig Bruder called the meeting to order at 7:00 PM.

2. Minutes:

September 2, 2008 Minutes

Bill Pennebaker made motion to approve minutes. Chris Williams seconded.

The following correction to the September, 2008 minutes was requested:

On Page 2, Item 4A (Town Plan Revision), in paragraph eight "RANC" is changed to "RAHC."

Motion to approve September 2, 2008 minutes as amended carried 3-0-2. (Mr. Bruder and Mr. Carter abstained because they had not been present.)

3. Actions to be Taken:

There were no actions to be taken.

4. New Business:

Chris Williams said that he has received maps of the Village Residential District from Jim Sullivan of the Bennington County Regional Commission (BCRC). They can now do a survey of the district. He suggested meeting Saturday at 10:00 AM to do a survey of the district on bicycles. Chairman Bruder said that he will be able to meet then. Other Board members will not be available, so the two of them will do a survey.

5. Old Business:

A. Town Plan Revision

The review of the rough draft of the revised Town Plan resumed. Mr. Pennebaker distributed four inserts that he proposes as revisions to various sections, and then went over all of the revisions he recommends for the Plan.

In the introduction, he suggested adding subdivision regulations to "along with the zoning by-laws and Act 250..." In 2.1, he recommended adding the Solid Waste Committee and BCRC to the list at the end of the section. Chairman Bruder suggested adding the Committee, then saying "as well as regional organizations such as BCRC."

In 2.2, Mr. Pennebaker suggested changing the 1990's to "last two decades." In 2.3 he recommended removing "archeological." In 2.4 he suggested striking the first sentence and adding his first insert language. Chairman Bruder suggested incorporating that wording into the fourth paragraph. Mr. Pennebaker suggested

striking "any" and "generated" from the second sentence of the paragraph on solid waste. Mr. St. Onge said that the last sentence of 2.4 will make reference to the actual ordinance.

Mr. Pennebaker recommended cleaning up italics in 2.6 and changing "adequate education" to "adequate educational opportunities" in 2.8. In 2.10 it was agreed to change wording to "Issues surrounding energy" and "in the lives of Town residents." A comma was added after "children" in 2.11. Mr. Pennebaker had no changes in sections three and four. In 5.2.2 he suggested changing "man made" to "man-made."

There was discussion of section 5.2.4 on groundwater. It was agreed to move the sentences on protection of groundwater to the recommendations section, using language that recommends that aquifer recharge areas and reservoirs be mapped and protected from incompatible development by the zoning bylaw. Mr. Pennebaker suggested adding his second insert on water system improvements to 5.2.4. In 5.2.5 Mr. Pennebaker suggested striking "policy" from the third sentence.

In 5.2.7 Mr. Pennebaker suggested a wording change in the first paragraph. In the fourth paragraph he suggested changing "whether density may be reduced..." to "whether density should be reduced..." In 5.3, Policies, he recommended changing "shalls" to "shoulds." (This wording change appears to have already been made.)

In 6.1 Mr. Pennebaker suggested changing "the Village Residential District" to "a Village Residential District," and in the last paragraph changing "to support to an expanded VR district" to "to support a modest expansion." He suggested splitting the first sentence of 6.2 into two sentences and recommended two other wording changes in later paragraphs. In item 2 of community objectives it was agreed to strike "15-20%." Other wording changes were made to the sentence on erosion. Mr. Pennebaker suggested several minor wording changes in 6.4 and 6.5.

In 7.1 Mr. Pennebaker recommended that the third paragraph add language to the effect that this is officially a historical district. Mr. Williams suggested striking the sentence beginning "However, in establishing..." because this is irrelevant to village center designation. It was agreed to insert the Secretary of the Interior guidelines on preservation in 7.3. In 7.4 Mr. Pennebaker suggested changing "however" to "but" and "realm" to "sense." Mr. Williams noted that the spelling of "bylaws" should be consistent.

In 8.1 Mr. Pennebaker said that the preamble should come before the highway department section and suggested revised wording on the sentence on the road survey. He stated that the Select Board is now discussing chloride use, and item three might want to include a clause on minimizing maintenance. He suggested new wording for item four that included lease purchase. He suggested rephrasing and reordering of item five, noting that there is no expansion space for the Town garage at its present site. In item six Mr. Pennebaker recommended striking

"plans of adjacent municipalities should be consistent with Shaftsbury's objectives." He had minor wording changes to the rest of item six.

In 8.2 item 9, Mr. Pennebaker recommended replacing "should be" with "is." In the second paragraph of 9.1, he suggested changing "These meters are expected to have had the following beneficial effects" to "Meters have the following beneficial effects." He suggested referring to section 5.2.4 at the end of the section.

In 9.2 Mr. Pennebaker recommended striking "with an option to renew in 2009" in the first paragraph, and striking the second paragraph, which will be replaced with insert language provided in Mr. Pennebaker's handout. Under recommendations, he suggested striking number 5 on a swap system because it is already being done, and changing 10-year plan to 5-year plan.

In 9.3 item 6 Mr. Pennebaker suggested striking "complete." In reference to item 7, he asked if a cemetery

survey was done. Wynn Metcalfe will be asked about this. Bob Carter suggested changing "scattered" to "located." In 9.4, third paragraph, Mr. Pennebaker suggested adding wording on lease purchase. He had minor wording changes for 9.5 and 9.6. In 9.7 item three Chairman Bruder suggested changing "youthful" to "younger" and striking "and maintaining." It was agreed to change the next sentence from "The town should strive to be a part of the state initiative to have all education and business entities covered by broadband and cell phone coverage by December, 2010" to "The town should have complete coverage with broadband and cell phone coverage by December, 2010.

Regarding section 10, Mr. Williams said he still needs to talk to School Board Chair Betty Benedict. Mr. Pennebaker suggested adding "in cooperation with North Bennington" to the second item in 10.2. In 11.1 Mr. Pennebaker suggested changed wording on Howard Park funding. In 11.2 Mr. St. Onge added language on the hiking trail now being put in. In 11.3 Mr. Pennebaker suggested changing language on dedication of land for a neighborhood park to "parks." In 11.4 Mr. Williams suggested changed wording on the expanded Glastenbury wilderness area. In 11.5, Mr. Pennebaker suggested including Glastenbury and the Fund for North Bennington properties in recommendation one.

In section 12, Housing, it was agreed to add wording on mobile home park zoning. In section 13, Energy, it was agreed to add "as implemented in the zoning bylaws" to the second sentence of the second paragraph. It was agreed to ask Town Administrator Aaron Chrostowsky for numbers for section 14. Chairman Bruder has not heard back from Select Board Chairman Lon McClintock on new wording for 14.2.

In section 15, it was agreed to strike "energy use" in number four, item four. Mr. Williams suggested wording for item five, on a strategic plan for facilities. The sentence on the road survey was struck.

There was a brief discussion of limited capacity for growth in the village center, and what the Town Plan should recommend in terms of future Town development. Planning Commission members agreed to meet next week to discuss this issue. There will not be a meeting on September 23. The Select Board, Development Review Board, and Economic Development Committee will be invited to discuss the revised Town Plan at the September 30 meeting.

Meeting adjourned at 9:22 PM.

Respectfully submitted,

Susan Swasta