

Planning Commission

May 22, 2018

The meeting **came to order** at 7:05 p.m. Present were commissioners Chris Williams (chair), Mike Foley, and Mike Cichanowski. Zoning administrator Shelly Stiles was also present.

Mr. Cichanowski moved to approve the 5/8 **minutes**. Mr. Foley seconded the motion, which passed 3-0-0.

Town Plan revision.

- Mr. Williams will rewrite the introduction on p 1.
- Goals, p. 3: the cell phone/broadband issue is still not settled. Mr. Cichanowski said he'd been told towns can do very little to change this situation (contrary to the existing Plan language).
- Page 3, #3. Will be rewritten following Select Board's completion of their goal-setting process (which now includes roads, a water main project, and an equipment fund).
- Page 4, 2.1: Mr. Foley pointed out how many times the words "quality of life," "rural character," and "unique" are used in the first paragraph. All concurred this is inappropriately flowery and self-promoting language.
- Page 4, 2.2: We should quantify any growth or decline. Growth in Manchester, Dorset and Winhall hides how desperate the situation is elsewhere in the county. Mr. Cichanowski said that absent a major developer arriving, "this is as good as it gets" here in Shaftsbury.
- Page 5, 2.3: Our history includes mineral extraction, ag and forestry. Otherwise much of the language in this section is flowery.
- Page 5, 2.4: It could be said that the state is already taking care of these natural resource issues.
- Page 6, 2.6: Goal is okay but the section needs lots of work.
- Page 7, 2.8: Add statement: State stature separates town and school government to the disadvantage of the community."
- P 7, 2.9: Get Select Board input.
- Page 7, 2.10: The State is already heavily invested in this. Still, in some cases local objectives may come into play, e.g. Act 250 developments. Otherwise, what can the Town do, except lead by example?
- Page 7, 2.11: All agreed this section might best be deleted.
- The zoning administrator will attempt to update Section 3 data. She will add items such as #s on food stamps, #s heating with wood, and so on. We can edit later. Re page 12, item 3: perhaps we should interview local businesses to update the section.
- Section 4 hasn't changed, but could be shortened.

Mr. Williams said that after conversation with the Select Board chair he'd agreed to apply for a **municipal planning grant** to be able to pay BCRC for their assistance in the Plan revision.

Tourist rentals as a home occupation

Mr. Foley didn't want to reference the state housing code. Wouldn't it be okay to permit a tent, for example? (The code doesn't apply to camping facilities.) It was agreed to remove Forest and Rec from the zones in which short term tourist rentals are allowed.

The meeting **adjourned** by acclamation at 9:05 pm.

Notes by zoning administrator Stiles.