

**STATE OF VERMONT**  
**Bennington County, SS:**  
**TOWN OF SHAFTSBURY**

**March 2019 Annual Meeting Warning**

Shaftsbury residents, qualified to vote at the Annual Town Meeting, are hereby notified and warned to meet at the Shaftsbury Elementary School on **Monday, March 4, 2019, at 7:30 PM** to transact the business specified below. Upon completion of such business, the Meeting will stand adjourned until **Tuesday, March 5, 2019, from 7:00 AM to 7:00 PM** when voting by Australian ballot will commence at the Buck Hill Road Fire House for the election of town officers and consideration of ballot articles.

Shaftsbury residents may submit an application to the Town Clerk to have their names added to the voter checklist no later than **12:00 PM on Monday, March 4, 2019** to be eligible to vote on Monday, March 4, 2019 during the Floor Meeting and/or Tuesday, March 5, 2019 at the polls. Any voter unable to come to the polls may apply for an early voter ballot with the Town Clerk until **12:00 PM on Monday, March 4, 2019**. Registration to vote can be done online by going to **olvr.sec.state.vt.us**. Residents registering on Election Day must do so only at the polling place of their physical residence.

**BUSINESS TO BE TRANSACTED FROM THE FLOOR ON MONDAY, MARCH 4, 2019 AT 7:30 PM IN THE SHAFTSBURY ELEMENTARY SCHOOL, 150 BUCK HILL ROAD.**

1. To hear reports of the Town Officers and take action thereon.
2. To Determine:
  - A. Shall Selectboard members each receive an annual stipend of \$650?
  - B. Shall the Board of Auditors be paid a wage at the rate of \$14.00 per hour?
  - C. Shall the 1<sup>st</sup> and 2<sup>nd</sup> Constable be paid a wage at the rate of \$14.00 per hour?
  - D. Shall the Board of Listers be paid a wage at the rate of \$14.00 per hour?
3. Shall the Town authorize collection of taxes on real or personal property by its Treasurer, which are due in hand on or before, **Friday, November 8, 2019** at 5:00 PM or likewise postmarked no later than **Friday, November 8, 2019**?
4. Shall the Town appropriate the sum of \$1,960,862 to defray the Town's general and highway expenses for Fiscal Year 2020, the amount of such sum to be raised by property taxes and to be reduced by non-tax revenues and reserve funds?
5. To transact any other non-binding business as legally may come before said meeting at this time.

**BUSINESS TO BE TRANSACTED BY AUSTRALIAN BALLOT  
TUESDAY, MARCH 5, 2019  
7:00 AM TO 7:00 PM  
FIRE STATION -166 BUCK HILL ROAD**

**6. Shall the voters of the Town of Shaftsbury approve the following amendments to the Shaftsbury Zoning Bylaws:**

Town of Shaftsbury Proposed "Short Term Rentals as a Home Occupation" bylaw amendment

Definitions: A short term rental is defined as a furnished house, condominium, or other dwelling room or unit rented to the transient, traveling, or vacationing public for a period of fewer than 30 consecutive days and for more than 14 days per calendar year.

4.2 Rural Districts

4.2.2 Permitted Uses in the Rural Districts Requiring Site Plan Review

g. Short term rentals as a home occupation subject to the provisions governing home occupations.

New structures for short term rentals observe a 200' setback from property lines and from other short term rental units.

Recreational vehicles shall not be used for this purpose.

Conversion of existing structures for short term rentals is allowed as approved by the DRB and exempt from setback requirements.

Two structures for short term rentals shall be allowed per lot provided all other requirements are met.

The name, address and phone number of the person managing the unit be posted in a prominent location in each unit.

Primitive camping involving tents, tents on platforms, yurts, teepees, lean-tos and similar shelters shall be exempt from these regulations.

Complaints regarding conditions of short term rental units shall be referred to the Town Health Officer.

5.2 Forest and Recreation District

Not permitted

6.2 Village Districts

6.2.3 Other Permitted Uses in VR District Requiring Site Plan Review

k. Same as Rural Districts above.

6.3 Village Center District

6.3.2 Permitted Uses in the VC District Requiring Site Plan Review

n. Same as Rural Districts above.

7.2 Roadside Commercial District

7.2.3 Permitted Uses in the RC District Requiring Site Plan Review

k. Same as Rural Districts above.

7.3 Commercial-Industrial Districts

7.3.1 Permitted Uses in the RC District Requiring Site Plan Review

p. Same as Rural Districts above.

7.4 Industrial Districts

7.4.1 Permitted Uses in the I District Requiring Site Plan Review

a. Same as Rural Districts above.

**7. Shall the voters of the Town of Shaftsbury approve the following amendments to the Shaftsbury Zoning Bylaws:**

Town of Shaftsbury Proposed Rooming House bylaw amendment

*Proposed changes are underlined*

Definitions:

Dwelling unit: A dwelling or part of a dwelling occupied or intended to be occupied for residential purposes, containing full housekeeping facilities for the exclusive use of the occupants.

Hotel (shall also include the term “motel”): A building or group of buildings providing commercial lodging for persons with or without meals, and intended for the accommodation of the traveling public. A hotel room is not a dwelling unit.

Rooming House: A single-room rental occupancy without full housekeeping facilities that does not cater to the traveling public. Multiple unit conversions of former motels are envisioned in this occupancy. This occupancy is not defined by the length of the client’s stay.

Zoning Bylaw:

7.2.3 Permitted Uses in the RC District Requiring Site Plan Review

h. Motels, hotels, bed and breakfast inns, and similar lodging establishments.

7.2.4 Uses in RC District Requiring Site Plan and Conditional Use Review

a. Adaptive reuse of existing transient lodging properties, constructed prior to the year 2000, that front on Route 7A to one, two, or multifamily dwellings subject to the following conditions:

i. The maximum number of dwelling units permitted in said buildings shall be determined by the number of units allowed pursuant to approved and valid (as of January 1, 2011) Vermont state permits for water supply and wastewater disposal issued by the Vermont Department of Environmental Conservation and not by the dimensional requirements otherwise applicable to this district.

ii. Existing buildings or parts thereof shall be exempt from setback (minimum yard) requirements and from any requirements for separation distances between buildings. The DRB may waive or modify other dimensional requirements, at its discretion, to achieve an efficient and attractive residential development. All new construction shall comply with setback requirements.

iii. 10% of the total number of units, rounded up to the nearest whole unit, or a minimum of one unit, whichever is greater, shall be legally defined and protected as “affordable” consistent with the current Vermont Housing Finance Agency (VHFA) income limits and purchase price limits for Bennington County. All units designated as affordable, whether offered as an ownership or rental housing option, shall include all relevant costs as defined by VHFA guidelines. Prior to the issuance of any permits under this bylaw, the applicant must demonstrate to the DRB the legal and binding mechanism which will be put in place to affirm compliance with this affordability

provision. Prior to the issuance of any Certificate of Occupancy associated with the project, the applicant must demonstrate and affirm the affordable housing protections are in place.

b. Adaptive reuse of existing transient lodging properties, constructed prior to the year 2000, that front on Route 7A to Rooming House occupancy, subject to the following conditions:

i. that an onsite manager live in the development if it comprises ten or more units.

ii. that as part of the change of use process all code requirements for public buildings including but not limited to carbon monoxide/smoke detection systems, size and location of required egresses, lighted exit signs, emergency lighting, ventilation and electrical systems must be met. Prior to occupancy, the owner shall file an inspection report from the Division of Fire Safety with the Shaftsbury Zoning Administrator affirming that all requirements have been satisfied.

iii. that as part of the change of use process, the building(s) shall be upgraded to comply with the Vermont Commercial Buildings Energy Standards (latest edition).

iv. that common space available to all residents be provided with full cooking facilities and separate living/recreation space equal to or greater than a typical unit.

v. that a change of use shall have occurred when a hotel's occupancy exceeds 50% in long term rentals to clients who are not the traveling public. The owner of the property shall apply to the DRB for a Conditional Use Review.

8. Shall the voters of the Town of Shaftsbury approve the following amendment to the Shaftsbury Zoning Bylaws:  
Delete item 0.4, Table of Uses, from the Town of Shaftsbury Zoning Bylaws and Land Use Regulations

**9. Community Appropriations to Determine:**

1. Shall the Town appropriate **\$7,000** to the Arlington Rescue Squad, Inc.?
2. Shall the Town appropriate **\$5,225** to Bennington Area Visiting Nurse Association and Hospice?
3. Shall the Town appropriate **\$1,000** to the Bennington Coalition for the Homeless?
4. Shall the Town appropriate **\$500** to the Bennington County Conservation District?
5. Shall the Town appropriate **\$1,000** to the Bennington Free Clinic?
6. Shall the Town appropriate **\$17,750** to the Bennington Free Library?
7. Shall the Town appropriate **\$600** to Bennington Little League?
8. Shall the Town appropriate **\$4,560** to the Bennington Project Independence, Inc.?
9. Shall the Town appropriate **\$1,700** to the Bennington Rutland Opportunity Council?
10. Shall the Town appropriate **\$600** to the Center for Restorative Justice?
11. Shall the Town appropriate **\$200** to the Green-Up Vermont?
12. Shall the Town appropriate **\$1,850** to the Habitat for Humanity?

13. Shall the Town appropriate **\$20,000** to the John G. McCullough Free Library?
14. Shall the Town appropriate **\$2,000** to the Martha Canfield Library?
15. Shall the Town appropriate **\$4,300** to the Paran Recreations, Inc.?
16. Shall the Town appropriate **\$1,500** to the Park McCullough House
17. Shall the Town appropriate **\$450** to the Project Against Violent Encounters?
18. Shall the Town appropriate **\$950** to the Retired and Senior Volunteer Program?
19. Shall the Town appropriate **\$2,500** to the Shaftsbury Historical Society, Inc.?
20. Shall the Town appropriate **\$1,000** to the Sunrise Family Resource Center?
21. Shall the Town appropriate **\$1,100** to the SW Vermont Council on Aging?
22. Shall the Town appropriate **\$900** to the Tutorial Center?
23. Shall the Town appropriate **\$300** to the VT Association for the Blind & Visually Impaired?
24. Shall the Town appropriate **\$1,000** to the VT Center for Independent Living?
25. Shall the Town appropriate **\$500** to the Bennington County Association Against Child Abuse?
26. Shall the Town appropriate **\$5,000** to WBTN?

DATED at Shaftsbury, Vermont this **30<sup>th</sup>** day of **January, 2019**.

**TOWN OF SHAFTSBURY SELECTBOARD**

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Tim Scoggins, Chair

Art Whitman, Vice Chair

Ken Harrington,

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Joe Barber, Member

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Tony Krulikowski, Member