

Shaftsbury Planning Commission
January 14, 2020

The meeting came to order at 6:02 p.m. Present were commissioners Chris Williams (chair), Mike Foley, and Mike Cichanowski. Also present was zoning administrator Shelly Stiles.

Mr. Foley moved to approve the December 18, 2019 minutes. Mr. Foley seconded the motion, which passed 3-0-0.

The commissioners reviewed a proposal for a solar array at Sally Gannon and Murphy Hills Roads in the context of the newly adopted Town Plan maps, finding that according to the maps there would be no impacts to natural or cultural resources other than a possible impact to prime agricultural soils. It was noted that according to map 12.1, potential solar sites, there are no constraints for solar on the site. Mr. Williams said the questions he hopes to answer the consultant (when he appears at the January 28 meeting) are how can the connection to single phase power be made profitable?; will trees be removed and if so, how many?; is the site to be fenced?

The commissioners took up again their consideration of expanding the Roadside Commercial district. It was agreed that the Commission will recommend that a proposal to expand the district on either side of Route 7A south from the present VC/VR boundary to the town line, a distance of about one mile. Regarding creating an RC district at and around the intersection of Hidden Valley Road and Route 7A, the commissioners agreed they would seek feedback from the property owners there. Mr. Williams will reach out to Knafel and Huncharek; Mr. Cichanowski will reach out to the owners of the Federalist house opposite Birch Hill; Mr. Foley will contact the Buxbaums, and maybe Mr. Becker. Mr. Foley asked: is our goal to expand the RC or legitimize existing businesses?

Town Plan tasks: Mr. Foley has reached out to VFPR re signage for the Lake Shaftsbury trail and will reach out to the Town recreation committee; Mr. Cichanowski prepared suggested revisions to the ZA job description; Mr. Williams will work on the Town Forest.

Mr. Foley moved to approve Mr. Cichanowski's proposed addendum to the ZA job description*. Mr. Williams seconded the motion, which passed 3-0-0.

The ZA will look into not only programs offered by Efficiency Vermont but by BRO and Neighborworks as well.

The meeting adjourned at 7:30 p.m.

Notes by ZA Stiles

* The Zoning Administrator shall maintain a current and comprehensive selection of materials detailing energy efficiency programs available to residents. The Zoning Administrator is encouraged to coordinate with the Energy Committee to provide educational opportunities regarding energy efficiency programs.