

Shaftsbury Planning Commission
Teleconference held May 26, 2020

Present via the GoToMeeting platform were commissioners Chris Williams (chair), Naomi Miller, Mike Foley, and Mike Cichanowski. Zoning administrator Shelly Stiles was also present, and guest Tom Huncharek joined the conversation.

The meeting came to order at around 6 p.m.

The group discussed a recent email from Select Board chairman Tim Scoggins, in which he summarized the sense of the Board regarding PC recommendations to extend the Roadside Commercial District. (The PC didn't propose extending it northward; the SB wished they had.) The PC agreed to find out from the Select Board just what their concerns are. It was agreed that the email's characterization of businesses near the Hidden Valley Road as somehow privileged is inaccurate. Mr. Williams noted that rezoning didn't come up at all during the recent revision of the Town Plan, and that any changes would require revising the Plan again. Mr. Foley suggested preparing a list of all the reasons the northern stretch of Route 7A shouldn't be rezoned RC.

Mr. Huncharek joined the meeting to ask how the Select Board came to think the cluster of businesses at Hidden Valley Road is somehow privileged. The PC shared Mr. Williams's memo to the SB with Mr. Huncharek. Mr. Huncharek said the initial outreach from the PC made him think that maybe rezoning could make sense, but only after serious consideration and analysis. He felt the matter wasn't receiving that kind of attention from the SB. A thoughtful and thorough process is required instead.

The Planning Commission will ask the Select Board to explain what they are after at the SB meeting on June 1.

The group discussed kennels and Jim Sullivan's summary of other towns' bylaws regarding them. Maybe there should be two "levels" – home occupations on a minimum of five acres, and something else in the C or I zones.

Ms. Miller said a kennel as usually imagined, a place where dogs run behind a fence routinely, would be noisy.

The PC will distinguish between boarding and breeding.

The meeting adjourned at ?

Notes by ZA Stiles