

Shaftsbury Planning Board
Shaftsbury Town Hall
Buck Hill Rd at 7:00 pm
Minutes for the Regular Meeting
September 25, 2012

Members Present: Chris Williams (Chair), Norm Gronning, Bill Pennebaker, David Spurr (Vice Chair)

Members Absent: Abigail Beck

Others Present: William Jakubowski (Interim Zoning Administrator), Sandra Mangsen (Recording Clerk), Bob Moffitt, Stephen Washburn

1. Call to Order

The chairman called the meeting to order at 7:00 p.m.

2. Approval of minutes of meetings of August 28 and September 11, 2012

The minutes of September 11 will be considered at the next meeting.

Motion: To approve the minutes of August 28, 2012, as corrected. Bill Pennebaker; seconded by David Spurr. Carried, 4-0-0.

3. Review map of expansion of Village Residential (VR) district

Chris Williams presented a map showing three areas that the PC has identified for possible expansion(s) of the Village Residential zone. The PC plans to propose that the Selectboard consider expanding the VR zone, based on this map. Additional information on the location of water lines and soil types will be provided.

4. Review language of multifamily housing in VR district

Chris Williams distributed revised language with respect to multifamily housing in the VR district for board members' consideration.

Stephen Washburn suggested that information about proposed zoning changes be posted more widely, especially in the bank, since the public seems to be unaware of meetings. The Chairman took his request under advisement.

5. Discussion on rezoning request by Bob Moffitt for Shaftsbury Hollow properties.

The Chairman invited Mr. Moffitt and Mr. Washburn to offer comments. Current and 1993 maps were examined, which show the historical and current zoning boundaries in the area.

Bob Moffitt distributed a table showing area property owners' views with respect to the requested zoning change. The table indicates the individuals' status as residents or non-residents.

The discussion continued after the departure of Mr. Moffitt and Mr. Washburn

Norm Gronning noted that landowners are apparently unhappy with the current zoning designation, but that it would be helpful to know more about the reasons for the original decision and the consequences of making further changes.

Bill Pennebaker raised questions about the consequences of moving the boundary back to 1600-foot contour line, for instance in terms of the potential cost of building a road suitable to service year-round houses in the area. He would be reluctant to support the change as requested.

William Jakubowski noted that there may also be a need for revision and clarification of regulations governing seasonal or recreational shelters.

Chris Williams read the statement on Forest and Recreational Zoning from the Town Plan.

There was further discussion of similar zoning issues in other areas of town, where year-round houses are non-conforming, which could lead to similar requests from those property owners.

The committee discussed the possibility of extending the residential zone to include flat areas where there are already year-round houses in place. David Spurr volunteered to determine the precise location (and elevation) of current year-round houses in the area under consideration; he will ask Mr. Moffitt to assist him in locating those properties. The PC could then consider recommending a zoning change to RR from FR that would include those areas only.

6. Other business as required.

There was none.

7. Adjournment

Motion: To adjourn the meeting. Moved by David Spurr; seconded by Bill Pennebaker. Carried, 4-0-0

The meeting was adjourned at 8:40 p.m.

Respectfully submitted,

Sandra Mangsen
Recording Clerk