

Shaftsbury Planning Commission (PC)

September 27, 2022

In person at Cole Hall and remotely via Zoom

1) Call to order

The meeting came to order at 6:14 p.m. Present were commissioners Chris Williams (chair), Naomi Miller, and Martha Cornwell (vice-chair). Also present was zoning administrator (ZA) Shelly Stiles.

2) Approval of minutes

Ms. Miller moved to approve the August 23 minutes. Ms. Cornwell seconded the motion, which passed 3-0-0.

3) Revision to bylaw – reducing road frontage requirement

The group discussed a proposal aired at the August 23 meeting to promote the creation of affordable home sites by reducing road frontage requirements in the R40 and R80 zones to 75', where the new lots so created do not exceed in size the minimum for that zoning district. A contentious discussion ensued. Ms. Miller moved to put the proposed revisions before the voters. Ms. Cornwell seconded the motion, which passed 3-0-0.

4) ZA Stiles described the Municipal Planning Grant process, that the PC and Select Board would need to sign resolutions to pursue such a grant, and that the project (a revision to the subdivision regulations) would have to be put out to bid. Ms. Miller moved to support applying for a Municipal Planning Grant. Ms. Cornwell seconded the motion, which passed 3-0-0.

5) ARPA committee update

Ms. Miller described the committee's distribution of a postcard and digital survey to Shaftsbury residents, asking them what the ARPA funds should be spent on. More than 250 responses were received. The largest number of responses supported economic development in South Shaftsbury, and creating public indoor or outdoor gathering places. The Historical Society presented a very large request for funds to restore the old Baptist Church and make improvements to the Galusha House. The Shaftsbury Community House requested a much smaller sum to repair part of its roof. Ms. Miller noted that the Historical Society structures would not serve as public gathering places; the Community House would continue to serve as a public gathering place. Ms. Miller said the number of responses represented about ten percent of the town's population, many more people than have attended Town Meeting in recent years.

6) Other business

Mr. Williams brought up bylaw changes addresses **noise**, that a recent Act 250 decision noted the town's lack of a noise law or bylaw. Ms. Cornwell thought the Select Board would be addressing a possible noise ordinance in the future. Ms. Miller suggested waiting to take up the issue until more was learned about the Select Board's plans.

Bylaw section 3.3.2 was redrafted by the Development Review Board. The Planning Commission agreed to take it up at the next meeting. Mr. Williams said the section indeed needs changing.

Nancy Burns **volunteered to serve on the Planning Commission**. Mr. Williams will invite her to the next meeting.

It was agreed that Ms. Cornwell will be a **back-up for Mr. Williams** when he is away. The ZA will notify the town administrator that both should be contacted for any PC business.

The **next meeting** will be held October 25.

The meeting adjourned by acclamation at about 7 p.m.

Notes by ZA Stiles