

MINUTES OF THE SHAFTSBURY PLANNING BOARD  
May 12th, 2009  
COLE HALL  
SHAFTSBURY, VERMONT

**Board Present:** Craig Bruder, Bob Carter, Bill Pennebaker, Chris Williams

**Board Absent:** Norm St Onge

**Others present:** Tony Zazzaro (Zoning Administrator), Bhima Nitta, Megan Wick-Albert (recording secretary).

**1. Call Meeting to Order:**

The meeting was called to order by Chairman Bruder at 7:00.

**2. Minutes:**

April 28, 2009 Minutes

Bob Carter motioned to approve the minutes as presented. Chris Williams seconds. Motion to approve April 28th, 2009 minutes carried 4-0-0.

**3. Interview with Bhima Nitta:**

The board interviewed Bhima due to his interest in becoming a member of the planning commission board. He wished to see more energy efficiency implementation financially and communally in an effort to help boost Shaftsbury's economy. Tony Zazzaro asked about creating efficiency at home and how financially possible it is. Bhima gave him some pointers of pieces of the infrastructure of a home that can be updated or replaced as well as gave him the Efficiency Vermont website for further research. Chris Williams also asked about implementation of an alternative energy source and how it affects the value of a home and then in turn make it more taxable. All board members agree they could utilize Bhima's knowledge of alternative energy sources in the future, but not necessarily on the Planning Commission Board.

**4. Old Business:**

**A. ZONING ADMINISTRATOR report for YTD 2009**

Report for year-to-date was not given at this meeting. Craig asked about the McClintock permit in which the occupants are repairing vehicles on their lawn. Tony stated that they have had a violation of this permit before.

**B. Clarification on two items to complete the Town Plan**

School budget numbers:

Bill Pennebaker found the school reports from the March 2004 and 2006 meetings which stated the budgets for Shaftsbury Elementary School were \$2,416,011 for 2003-4,

\$2,457,464 for 2004-5, \$2,571,464 for 2005-6 and \$2,439,095 for 2006-7. Bob suggests that the town plan should stay consistent with what is reported and use the budget numbers from the reports found.

#### Final Gravel Pit Language:

The final language will be taken from the Select board minutes which were approved. Chris mentioned that he thought they were going before the Select board after the gravel pit study to know what to ask from the economic development board also to suggest to them minimal action to get involved. Bill states that both existing actions and new possibilities should be stated as well as attaching the deed/permit for the Gravel Pit. Tony states that these are available from the Town Clerk at any time. Bill asked about the current gravel pits and whether or not there is collaboration with the property owners. Chris adds that an abandoned pit also needs to be defined. There is a bi-law stating that after two years of no occupancy it is abandoned. Craig states that there are some preliminary steps to this process because nothing like this has happened before, firstly with a permit. Chris stated there may be economic opposition because there are businesses that have interest in it. Once the permit is approved by Tony, they can appeal the decision to the Development Review Board. Craig believes it will be easier to discuss once all parties views are stated.

#### **C. Letter to VLT**

The letter to the Vermont Land Trust regarding the Austin Hill Farm has been sent and is pending action.

### **5. Old Business**

#### **A. Review of Home Occupations Language**

Item #7 of the Proposed By-law Update for Home Occupations- Rev B will be changed from "...if it is fully and completely (suitably) screened from the public right-of-way.." to "...if it is adequately screened from the public right-of-way..". Everyone agreed on these changes.

Craig also mentions that the by-laws do not include kennels and this will discussed at another time.

#### **B. Review of Appurtenant Dwg Size Language**

The rewording of the definition states "...and that the unit does not exceed the larger of 1000 square feet or 30 percent of the total habitable floor area of the one-family dwelling, but is at least 400 square feet in floor area." Everyone agreed on the changes made.

#### **C. Status of Peckham property visit plans**

This site visit has been deferred to a later date. Chris states that he would like to hear a better account of their plans. Craig stated that they should be called to prepare to present their plans.

#### **D. Set date to view properties for potential VR expansion**

All board members looked over the area and discussed the possibility of expanding the VR. Chris stated that this would give room to 14 lots in which 8 buildings are plausible. Tony mentions the effect on schools septic and water. Bill states that the water constraint will make it hard. Craig reiterates that this is to expand the Zone for VR and begin the process of pursuing the idea. Chris states that a site visit would be worthwhile.

## **6. Executive Session- Personnel**

Motioned by Chris Williams, Seconded by Bill Pennebaker to go into Executive Session- Personnel, approved by 4-0 vote.

Entered into Executive Session at 8:53 PM.

Motioned by Bob Carter, Seconded by Bill Pennebaker to leave Executive Session- Personnel, approved by 4-0 vote.

Exited Executive Session at 9:05 PM.

## **7. Adjournment**

Meeting adjourned at 9:06 PM.

Respectfully submitted,

Megan Wick-Albert