

Shaftsbury Planning Board
Shaftsbury Town Hall
Buck Hill Rd at 7:00 pm
Minutes for the Regular Meeting
August 28, 2012

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

Members Absent: None

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

1. Call to Order

The chairman called the meeting to order at 7:01 p.m

2. Minutes of 8/14/12

Motion: To approve the minutes of 8/14/12. Moved by Bill Pennebaker; seconded by Abigail Beck. Carried, 4-0-1 (Gronning abstaining)

3. Expansion of Village Residential Zone

Discussion continues that begun at the previous meeting

Chris Williams made available a map showing the current village residential zones and the extent and possible expansion of the current municipal water system. He stated that some areas would appear to be viable as VR zones, considering potential access to the municipal water distribution system and soil suitability in areas septic systems would be required (in which case larger lot sizes would be necessary).

Bill Pennebaker noted that regulation may differ for areas of new development vs those already developed but currently without access to municipal water system.

After considerable discussion, a consensus emerged that the PC will map out three possible areas for rezoning as VR, contiguous to existing VR zones, after which input from the public will be sought. Chris will draft a description of this VR2 zoning for discussion at the next PC meeting and will ensure that the most recent municipal water distribution map is available for consultation.

4. Multifamily housing in VR district

Chris Williams noted that there is a need for multifamily housing in population centers. The ZA noted that there is a demand for this type of housing, especially from seniors.

In the ensuing discussion, the question of multifamily housing in RR zones was also considered. Multifamily is currently permitted in RR zones, but that should perhaps be changed to permit two-family units rather than multifamily ones. As well, the current bylaws permit two-family in VR zones, but prohibit multifamily, which seemed to be the reverse of what it should be.

MOTION: To propose a change in the wording of the town bylaws to prohibit multifamily dwellings in RR zones and to permit them in VR zones. Moved by David Spurr; seconded by Norm Gronning. Carried, 5-0-0.

5. Rezoning request by Bob Moffitt for Shaftsbury Hollow properties

Bob Moffitt spoke to the Board about rezoning for Shaftsbury Hollow properties. He reported that thirteen of seventeen property owners he has spoken to wish the area to be returned to the zoning it enjoyed prior to 2007, as Rural Residential rather than Forest and Recreation. Current and 1993 zoning maps were examined. Twelve years ago RR and FR zones were reconfigured, such that FR was expanded into lots previously zoned RR up to an elevation of 1600 feet.

It was noted that the zoning change to Forest and Recreation was put into place twelve years ago, so that any appeal period has lapsed. The ZA offered to check details on that decision, but thought it likely that the change had been appropriately publicized. Thus, the most effective route for Mr. Moffitt is to request a new zoning change, with a view to returning the area to the former zoning, where the line between RR and FR was defined by elevation level (above 1600 feet as FR).

As there is a need to clarify what is being requested, and to note location of year-round houses (not permitted in FR zones), the PC plans to make a site visit on September 11, weather permitting, in the company of Mr. Moffitt. Mr. Moffitt noted that in 1986 he had been issued a permit for a year-round house at a 1600-foot elevation in what was then a RR zone (but is now FR).

The PC will discuss this matter at a meeting subsequent to the site visit.

6. Other business as required

Norm Gronning brought up the topic of a civility resolution, as proposed by the Shaftsbury CARES group, which is being considered by the Selectboard. There was a consensus that some training in techniques for meeting management could be beneficial for PC members.

7. Adjournment

Motion: To adjourn the meeting. Moved by Norm Gronning; seconded by Bill Pennebaker. Carried, 5-0-0.

The meeting was adjourned at 9:20 p.m.