Shaftsbury Planning Commission
August 9, 2016

The meeting came to order at 7:05 pm. Present were commissioners Chris Williams (chair), Dave Mance, and Mike Foley; Jim Sullivan, Executive Director BCRC; Tim Scoggins, Shaftsbury Select Board chair; and Shelly Stiles, zoning administrator. Absent was commissioner Brie Della Rocca.

July 26, 2016 minutes: Mr. Mance moved to adopt, Mr. Williams seconded. The motion passed 3-0.

Mr. Williams reported that after discussion with Mr. Scoggins, he amended his memo to the Select Board to include, as a highlight, that revisions allowing site plan review-only in the VC districts relaxes review requirements in those districts. Other commissioners agreed with the change to the content of the memo.

The group turned to Mr. Sullivan's latest suggested revisions. Changes were made to the digital document during the discussion; those changes are incorporated in these minutes by reference. Unless otherwise noted, all suggestions were accepted by the Commission.

- Current "family child care facilities" and "community care home" sections were deleted.
- The "Transfer Station" section was reformatted. References were cleaned up. Setbacks were more clearly defined and listed. Existing sections 7.11.2.4 and 7.11.2.5 were deleted as they were considered redundant or obtuse.
- Should scrap metal and junk yards be permitted as a conditional use in I zones? Unresolved.
- A discussion of the concept that "everything not permitted is prohibited," a common bylaw principle. What about animation studios? Wedding barns? Mr. Sullivan was hesitant to give the DRB too much latitude to decide what is "substantially similar." He will look for examples of general language or process ideas we might adapt.
- Existing 7.11.1 was deleted because it is redundant, except lighting was pulled out as a stand-alone section.
- In general, in revised transfer station, landfill, and industrial composting sections, where the old bylaw references other sections, Mr. Sullivan suggested pulling that referenced language into each section, for ease of understanding and to avoid future problems when sections are renumbered. All sections were reformatted for ease of reading.
- Re "Solid Waste Landfills etc.," in a new monitoring section, new language is "An applicant or current owner."
- Revised 8.11 contained some inaccurate references to solid waste rather than composting. They were corrected.
- Mr. Sullivan said he'd made no changes to the flood hazard section, though some refinements might be in order. He will check to make sure that such changes won't affect the Town's ERAF status.
- The section on telecommunications was deleted as towns can no longer regulate them.

Outstanding items:

- A discussion of VC zones was postponed until input from the Select Board has been secured.
- New 8.2.2 was revised; "wellhead" was deleted. Some wondered whether protection zones for the water supply ponds should be delineated. In the end, they were not.
- On p. 43 of the revised version, the town's highway ordinance was specifically named.
- A change to the parking standards on p. 45 of the revised version was made.

- The group drew Mr. Sullivan's attention to changes agreed upon at the July 26 meeting which were not incorporated in the latest version. (The July 26 minutes describe them.)

Mr. Williams noted the sign ordinance's reference to illumination should be addressed.

After discussion, it was agreed that "Commercial or non-commercial facilities supporting non-motorized low-impact dispersed recreational activities suitable to the forest environment" in the discussion of uses in the FR zone would indeed require site plan review.

The meeting was adjourned at 8:52 pm.

Notes by ZA Stiles.