

Shaftsbury Planning Commission

Meeting held remotely September 22, 2020

The meeting **came to order** remotely via the platform GoToMeeting at 6:03 p.m. Present were commissioners Chris Williams (chair), Mike Foley, Mike Cichanowski, and Naomi Miller; zoning administrator Shelly Stiles; and several citizens.

Ms. Miller moved to approve the 8/25/20 **minutes**. Mr. Foley seconded the motion, which passed 4-0-0. Mr. Foley moved to approve the 9/8/20 minutes. Ms. Miller seconded the motion, which passed 4-0-0.

There were no **public comments**. Mr. Foley asked if texts under review by the PC could be placed on the website, so all would have sufficient background to participate in discussions. Ms. Stiles will include such documents in the minutes, which are posted in an easily accessible location on the town website.

The **kennel bylaw** was discussed. At present, as proposed by the PC, it comprises:

Section 8 Special Regulations

8.16. Dog Breeding and Boarding Facilities

8.16.1 Districts Allowed These facilities shall be permitted in all districts except Village Center (VC) and Forest and Recreation (FR) as a Conditional Use subject to review and approval by the DRB with the possibility that more conditions may be added.

8.16.2. Minimum Lot Size and Setback Five acres shall be the minimum lot size for this use. A setback of at least 100 feet shall be maintained from side and rear lot lines for all animal activities. Animal areas shall be securely fenced.

Definition:

A dog breeding or boarding facility is defined for the purposes of this by-law as any facility that houses, in exchange for a fee, more than 4 dogs at a time who are not licensed at the address of the facility.

Upon discussion, it was agreed that language similar to "In reviewing an application for a kennel, the Development Review Board shall reference the Vermont Agency of Agriculture, Food and Market's Animal Welfare Regulations, (promulgated under authority of VSA T20 Chapter 194 Section 3908), which also governs the proposed use."

ZA Stiles asked if a maximum number of animals should be referenced. Mr. Foley thought it best to leave that matter to the Development Review Board (DRB). No one expressed an objection to that suggestion.

Boundary line adjustments (BLA) were discussed. Tom Huncharek, chair of the DRB, suggested that BLAs be pulled out of the existing text and made a stand-alone subsection, and that they be clearly defined. He recommended reviewing Manchester's bylaw for model language and treatment.

Ms. Stiles said she'd discovered other issues with the subdivision regulations, including a reference to a state statute that was repealed in 2003. She wondered whether the town might seek a Municipal Planning Grant to rewrite the subdivision regulations.

Mr. Huncharek asked that, going forward, the PC routinely shares with the DRB proposed changes to the bylaw and seek DRB comments on those revisions.

Mr. Williams noted that a couple of changes proposed by the PC and approved by the voters – the rezoning of Paran Acres to VR and the promulgation of an open space (“cluster”) subdivision section – have had real world consequences. They can be viewed when Lake Paran Village, the multi-family housing project on Paran Road, holds its open house on Tuesday next week. All are invited. The development wouldn't have been possible without those two changes to the zoning bylaw/map.

In **other business**, Mr. Williams described a request for information from Stewart's, about where such a store could be located in Shaftsbury. Upon looking into it, it became clear to him, he said, that the bylaws need to define “convenience store” and decide where convenience stores should be allowed. Mr. Foley said he thinks of Stewart's as a gas station. Jeri Schoof said flammable facilities should be allowed only in the CI zone. Mr. Huncharek asked the PC to be very careful about deciding where such facilities should be allowed.

ZA Stiles said she'd been unable to answer the Stewart's representative's question as to what “retail” means in the context of a Stewart's store.

Andrea Bacchi asked that all meetings be recorded. Mr. Cichanowski said he'd simply forgotten this week.

Mr. Williams will write up the kennel bylaw draft. The meeting **adjourned** by acclamation at 7:15 p.m.

Notes by ZA Stiles