

APPROVED 8.25.15

Chris Williams

**SIGNATURE**

Shaftsbury Planning Commission  
Shaftsbury Town Hall  
61 Buck Hill Road

August 11, 2015

1. The meeting was called to order at 7:04 pm. Present were Chris Williams, Abigail Beck, and David Spurr. (Bill Pennebaker had notified the chair in July 2015 of his resignation from the Commission, leaving only three members.) Zoning administrator (ZA) Shelly Stiles took the minutes.
2. The June 9, 2015 minutes were reviewed. Mr. Spurr moved to accept them; Mr. Williams seconded the motion. During discussion Ms. Beck noted a typographical error in #3, which Mr. Williams corrected on his copy. On vote the motion passed, 2-0-1, Ms. Beck abstaining. The members unanimously thanked Mr. Pennebaker for his years of hard work for the Commission.
3. Forestry issues:  
Ms. Beck shared some possible changes to the Resource Protection section of the bylaw, pertaining to land conversion and management of invasives. The commission discussed several approaches to achieving the goal of controlling land clearing for development: controlling land conversion, requiring a certain minimum percentage of the parcel be left in natural vegetation, expanding the requirement re maximum building coverage to other kinds of land cover, and requiring UVA enrollees to include managing invasive plant species as part of their UVA management plans.

Alison Church, a member of the public, suggested the commission consider requiring landowners to maintain their portion of the Town right of way free of invasive plants, as the roadside is often an avenue for invasion of the forest. Ms. Church was especially concerned about oriental bittersweet, grape, kudzu, and kiwi vines.

The commission agreed to continue to mull over possible bylaw language related to their forestry goals.

Mr. Williams reported there'd been no response to his letter to Forest Parks and Recreation Commissioner Michael Snyder.

4. Municipal planning grant  
Mr. Williams reported he'd discussed with the Select Board chair the possibility of seeking a planning grant to rewrite the Bylaw, to resolve inconsistencies and perhaps achieve other goals yet to be determined. Mr. Spurr thinks highly of the Pownal bylaw, a copy of which he'll bring to the next meeting. Mr. Williams noted the commission could work on a re-write for a long time only to have it voted down. Mr. Williams said he like the lack of legal-ese in the Bennington and Manchester bylaws. Ms. Stiles noted that a priority of the grant program was making the bylaw consistent with the Town Plan, which in Shaftsbury's case could include addressing the potential strip development made possible by the RC zone.
5. Other business

Mr. Williams read a letter from Traci Galle, owner of the Country Store on Rt. 7A, asking that steps be taken to make mixed use possible in the VC zone. Ms. Stiles reported that she reads the bylaw to permit either residential or commercial use, but not both. She noted that the structure does not meet setback or parking requirements, and that the grandfathering of the non-conforming use it represented expired after the store had been closed for one year. It was agreed that Ms. Stiles would ask the Town attorney for an opinion.

The meeting adjourned at 8:30 p.m.