

Minutes of the Planning Commission

December 14, 2010

COLE HALL

SHAFTSBURY, VERMONT

Present: Christopher Williams (Vice Chair), Bill Pennebaker, David Spurr

Absent: Norm St. Onge (Chair)

Others Present: Suzanne Bushee (Zoning Administrator), Robert Whitney (Recording Clerk)

1. Call to Order: Vice Chair Christopher Williams called the meeting to order at 7:10 pm.

2. Approval of Minutes:

Minutes of October 26, 2010 – Bill made a motion to approve as amended, David seconded. All in favor 3-0-1.

Minutes of November 23, 2010 – David made a motion to approve as corrected (with addition of “Respectfully submitted, Bob Whitney.”) Bill seconded. All in favor 3-0-1.

3. Old Business:

a. Adaptive Reuse Discussion continued – Chris: The below language, dated 12/7/10, is submitted for discussion (changes in *italics*):

Adaptive Reuse of Motel Properties

4.1.1.4.6 Adaptive reuse of existing transient lodging properties along Historic Route 7A to single or multifamily dwellings. The maximum number of dwelling units permitted in said building(s) shall be determined by the number of units allowed pursuant to approved and currently valid, *as of January 1, 2011*, Vermont state permits for existing water supply and existing wastewater disposal issued by the Department of Environmental Conservation and shall not be controlled by the minimum area per dwelling unit shown in Section 4.1.2. Such adaptive reuse shall be subject to approval by the Development Review Board under Section 3.5 of the Bylaw, Conditional Use Regulations. Existing buildings or *portions thereof* shall be exempt from *external* setback regulations. All new construction shall comply with *external setbacks*. *Setback regulations for buildings on the same lot shall not apply. Other regulations of the underlying zoning may be relaxed at the discretion of the Development Review Board.*

There followed a discussion of external setbacks. It was suggested that external setbacks be at the discretion of the DRB. The feeling was that the commission should lay down broad principles then hand-off to the DRB.

Motion to approve was made by David, seconded by Bill.

Further discussion ensued.

Motion to accept changes moved by Bill, David seconded. All in favor 3-0-1.

b. Mobile Home Parks- Norm: As Norm was absent this will be reported on at the next meeting.

4. New Business:

a. Satellite Dish Regulations – David: David could find no regulations pertaining to zoning for TV/Wireless/Internet satellite dishes. Nothing could be found in the present regulations that touch this question. It was felt that a new regulation could fit under Section 9.20 of the Bylaws and be titled Home and Business Uses- Satellite Dishes. David submitted the following language: No zoning permit shall be required for the erection of a satellite dish for home or home office use, proposed or existing, as long as the dimensions do not exceed the maximum height for that district. Motion to approve by Bill, Chris seconded. All in favor 3-0-1.

5. Other Business: The following items were warned 15 days ago and scheduled for a public hearing tonight:

- a. Enclosing an Existing Outbuilding (Pole barn) – proposed new bylaw
- b. Home Occupations – proposed revisions to existing bylaw
- c. Accessory Dwellings —proposed new bylaw
- d. Sign Ordinance – proposed revisions to existing ordinance
- e. Building in Road Right-Of-Way – proposed new zoning ordinance
- f. Open Space Subdivisions – proposed revisions to existing law

The commission was prepared to hold a public hearing on items a-f this evening, but the public did not appear. There will be another public hearing scheduled for the next planning commission meeting on January 11, 2011. At that time the below five items will also be heard for public input. These items are being given a 15 day warning on December 15, 2010 and thus can be discussed on January 11, 2011.

- g. Expanding the Village Residential (VR) District – proposed map change
- h. Subdivision Regulations – proposed revisions
- i. Adaptive Reuse – proposed new bylaw

j. Home Occupations – proposed revisions

k. Satellite Dish regulations – proposed new regulations

6. Adjournment: Motion to adjourn was made by David, seconded by Bill. All approved 3-0-1.

The December 28, 2010 meeting of the Planning Commission has been cancelled. The next meeting will be January 11, 2011.

Respectfully submitted,

Robert Whitney