

Shaftsbury Planning Commission

February 22, 2022

The meeting **came to order** at 6:13 p.m. remotely via the Zoom platform. Present were commissioners Martha Cornwell (vice-chair), Mike Foley, Naomi Miller, and Erin Cross. Also present ZA Shelly Stiles.

Mr. Foley moved to approve the Feb. 7 **minutes**. Ms. Miller seconded the motion, which passed 4-0-0.

The commission returned to a discussion of possible bylaw revisions that might promote more **affordable housing** in town. Chair Chris Williams had earlier handed out a summary of bylaws that might be changed to promote more development, including those regarding road frontage and minimum area requirements. It was agreed that discussion of such items would be tabled until Mr. Williams was present to lead the conversation. Questions were raised about permitting tiny houses in Shaftsbury. Ms. Stiles explained that unless they were removed from their trailer-like underpinning, they would be considered RVs and therefore not dwelling units. (They carry a trailer license.) They could be permitted if placed on a foundation and connected to septic and well. She noted that in conversations years ago it was pointed out that tiny houses don't maintain their structural integrity as long as other residences; today's tiny house could become tomorrow's shack or shed. Ms. Stiles will explore Vermont and other states' rules regarding tiny houses.

To-dos not done. Ms. Cornwell explained to Ms. Cross that the commission had gone through the Town Plan, pulled out all the action items, and prioritized them according to each commissioner's interests, which included:

- Ms. Cornwell talked with folks from the Rec Committee, who told her that the Linda Tilgner trail needs work. Erin suggested a work-day party/barbeque at the park. Erin will walk the trail this weekend and report back on its condition.
- Ms. Miller reiterated her suggestion that maps 4.1 and 4.2 (Terrestrial and Aquatic Systems) and (Rare Species and Natural Communities) from the Town Plan be incorporated in the open space subdivision revisions. Ms. Stiles said she'd asked her ZA colleagues around the state about that, and gotten a legal opinion from someone (perhaps the VLCT lawyer?). She will revisit those discussions and share with the PC.
- Mr. Foley reminded us that his hopes to improve signage for the Lake Shaftsbury trail were unlikely to go anywhere as long as the dispute between an adjoining landowner and the Park continues.
- Mr. Foley described some of the ways Efficiency Vermont can be of assistance. Ms. Stiles asked if he'd be willing to create videos for the website on such matters; his summary was much easier to understand than any of Efficiency Vermont's website descriptions.

Other business

- Mr. Foley was reappointed to the PC by the Select Board at the latter's Feb. 21 meeting.
- Ms. Cornwell said she'd learned that the March 1 ballot has presented all the proposed bylaw revisions as just one simple up or down vote. She has heard from citizens that the kennel bylaw is unpopular; the whole slate may fail as a result. It can be revisited at 2023 town meeting.
- Ms. Cornwell reminded folks of the town meeting informational presentation via Zoom on Sunday at 3 p.m. She said she would be present to describe bylaw revisions if necessary.

The meeting adjourned at 7:10 p.m.