

**Shaftsbury**

**Planning Commission**

**Cole Hall at Buck Hill Road**

**Approved Minutes of Regular Meeting on October 13, 2011**

**Members Present:** Chris Williams (Chair), David Spurr (Vice Chair), Bill Pennebaker, Norm Gronning, Abigail Beck

**Others Present:** Jay T. Palmer, Mitchell Race, Joanne M. Race, Kathy Geneslaw, Carl Goodman, Sue Balutis, Jennifer Viereck (Zoning Administrator), Bob Whitney (Recording Clerk)

**1. Call to Order:** By Chair Chris Williams at 7:04 p.m.

**2. Public Hearing:**

**The Shaftsbury Planning Commission held a public hearing on proposed Zoning Bylaw Amendments. Changes include a new section, 7.15 Flood Zones, which will replace the current section 7.2.2 through 7.2.2.10, Flood Hazard Areas. These new amendments were proposed to comply with new and revised FEMA guidelines.**

Chris received a letter from FEMA, dated September 23, 2011, notifying him that the Federal Emergency Management Agency is making changes to maps of Shaftsbury which will require a public comment period. Chris explained and showed the current map of Shaftsbury with the flood hazard areas.

Members of the public present were asked for comments or testimony for this public hearing. There was no response from the public.

**3. Approval of minutes of September 27, 2011:**

**Bill made a motion to adopt the Minutes as submitted and Norm seconded. There was no discussion. The motion passed, 4-0-1 (Abigail was not a member at the last meeting).** Bill would like members of the public in attendance to be listed.

**4. Minor editing of proposed Flood Hazard Bylaw and Section 7.2 Resource Protection:**

Bylaws in section not related to flood hazard were examined and retained. It was decided to use FEMA definitions for the flood hazard bylaw.

**5. Commercial composting facilities:**

Bill visited the composting facility in Williston, Vermont. His written report of his visit was submitted to the Planning Commission. That facility has a more stringent 2,500 foot setback, greater than the State required setback. Bill is planning to visit another facility on October 21, 2011. Members were asked to read proposed State rules on composting facilities (Bill will e-mail the URL for the rules to members), study the Agency for Natural Resources website on solid waste facilities, and the State law that limits what a town can do pertaining to commercial composting facilities.

**6. Historic District bylaw:**

Time constraints prohibited Norm from presenting on this matter

**7. Election of Vice Chair:**

**Norm nominated David to be Vice-Chair and Bill seconded the nomination. All members were in favor of the nomination.**

**8. Adjournment:**

**Bill made a motion to adjourn at 9:05 p.m. and the motion was seconded by David. All five members were in favor of the motion. On October 21, 2011 there will be a special meeting of the Shaftsbury Planning Commission with further discussion of the proposed Flood Hazard Bylaw to be the only matter on the agenda.**

Respectfully submitted,

Bob Whitney