

Shaftsbury Planning Board
Shaftsbury Town Hall
Buck Hill Rd at 7:00 pm
Minutes for the Regular Meeting
October 9, 2012

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

Members Absent: None

Others Present: Tyler Yandow (Zoning Administrator), Sandra Mangsen (Recording Clerk)

1. Call to Order

The chairman called the meeting to order at 7:03 p.m.

2. Minutes of 9/11/12 and 9/25/12

Motion: To approve the minutes of 9/11/12 as corrected. Moved by Bill Pennebaker; seconded by Abigail Beck. Carried, 4-0-1 (Gronning abstaining).

Motion: To approve the minutes of 9/25/12 as corrected. Moved by Bill Pennebaker; seconded by Norm Gronning. Carried 4-0-1 (Beck abstaining).

3 Review mapping structures in Shaftsbury and Granger Hollows as they relate to rezoning request made by Bob Moffitt. -- David Spurr.

Bill Pennebaker reported on suggestions made by the Selectboard at its last meeting, having to do with reconsideration of some aspects of the proposed pole barn bylaw amendment.

David Spurr reported on his survey of existing houses in Granger and Shaftsbury Hollows, as shown on a map he distributed. The houses he identified are all below 1300 ft. (with the possible exception of one house where he was unable to obtain a reliable GPS reading). Some camps exist at a higher elevation.

Among the concerns discussed were:

- accessibility of year-round houses for emergency vehicles;
- the possibility of parallel situations on the east side of town, where the degree of non-conformity with existing F&R zoning has yet to be determined; and

- the degree to which effecting a zoning change as requested by Mr. Moffitt could lead to scattered residential development that would be in conflict with the town plan and for which provision of services would be costly.

Chris Williams will try to determine the number of houses and camps in Forest & Recreation zones on the east side of Shaftsbury. In addition he will try to understand the history of the zoning change of twelve years ago (apparently altering the boundary between areas zoned RR and FR), which has caused concern among some residents of Shaftsbury and Granger Hollows.

The discussion will be continued at the next meeting.

4. Sign Ordinance

The version prepared by the PC was re-examined in light of comments received from the Economic Development Committee. Many small revisions were incorporated; other suggestions require further discussion. A revised version will be prepared and circulated electronically.

5. Other Business

There was none.

6. Adjournment

Motion: To adjourn the meeting. Moved by Bill Pennebaker; seconded by Norm Gronning. Carried unanimously.

The meeting was adjourned at 9:10 p.m..

Respectfully submitted,
Sandra Mangsen (Recording Clerk)