

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

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

**Members Absent:** none

**Others Present:** Jennifer O. Viereck (Zoning Administrator), Sandra Mangsen (Recording Clerk), Mary Beth Maguire, Trevor Mance, Josh Nelson, R. A. Schoof, Jay T. Palmer, Jeri Schoof, Tom Huncharek, Mike Foley, Robert Geneslaw, Kathleen Geneslaw, Mitchell R. Race, Joanne M. Race, Sue Balutis

1. Call to Order

The chairman called the meeting to order at 7:02 p.m.

The chairman announced that since this meeting had not been warned, no substantive motions would be considered.

2. Approval of minutes of January 31, 2012.

**Bill Pennebaker moved that the minutes be approved as corrected. Seconded by Abigail Beck. Carried 5-0-0.**

3. Commercial composting facilities – Bill

A revised draft of the proposed bylaw was circulated to the committee and to the public in attendance.

Abigail Beck explained the site diagrams she produced, showing possible arrangements conforming to setback requirements for 2- and 4-acre parcels processing 10,000, 20,000, and 40,000 cubic yards of compost annually. The diagrams suggest that setbacks offer adequate control over the amount of composting possible on a given size lot. Diagrams demonstrate in particular how challenging it would be to site a composting facility adjacent to a residential lot, since the set backs required would make it very difficult to utilize the property to compost enough material to make it commercially viable. A facility located completely within an industrial zone would be able to use of a greater proportion of the acreage, given the setback requirements in that situation.

There was a discussion of regulation that might be appropriate for different types of composting. Josh Nelson suggested that outdoor windrow

composting would require the largest setbacks, whereas vessel composting could operate safely with smaller setbacks. Trevor Mance suggested that existing industrial setbacks are sufficient as they stand.

Abigail Beck suggested some changes to the draft, which were discussed. Of special concern was the question of how or whether to specify more precise criteria under which the DRB might reduce the setback requirements for a particular commercial composting operation wishing to expand the amount of material it processed. Given the changing technology, it would appear to be difficult to do so.

#### 4. Historic District bylaw – Norm

Norm reviewed the current nature of the Shaftsbury Historic District, and the ways in which federal and state regulations and tax codes might be helpful to those seeking to refurbish and restore properties in an historic district.

Norm presented a map that shows existing historic houses in a proposed “historic corridor” along 7A, which could constitute a second historic district.

Discussion ensued as to the fate of important historic buildings remaining outside of existing and proposed historic districts. For some of these buildings, individual designations might be appropriate.

Norm then presented and reviewed a draft of his proposal to establish an Historic Preservation Commission (hereafter, HPC).

Chris described several hypothetical scenarios in which an HPC might or might not be helpful in preserving Shaftsbury’s historic character.

The compulsory or advisory status of any regulations developed by the HIP needs further discussion. A plaque affixed to such buildings might possibly offer a means of bringing regulations into play.

Jennifer suggested that in order for any regulations applicable to historic buildings to be efficiently enforced as part of the process of issuing building permits, the information about the building’s historic status would need to be included in the property file.

#### 5. Other business: There was none.

**The meeting was adjourned at 9:04 p.m.**

Respectfully submitted,

Sandra Mangsen  
Recording Clerk