

Shaftsbury Planning Commission  
March 22, 2016

Called to order:

Chairman Chris Williams called the meeting to order at 6:58 p.m. Also present were commissioners Dave Mance, Brie Della Rocca and Mike Foley, Select Board chair Tim Scoggins, and ZA Shelly Stiles.

Minutes:

Feb. 9, 2016 meeting: Mr. Mance moved to approve the minutes. Mr. Williams seconded the motion. It passed, 3-0-1, with Ms. Della Rocca abstaining.

March 8, 2016 meeting: Ms. Della Rocca moved to approve the minutes. Mr. Williams seconded the motion. After discussion, a change was made to clarify that development is unlikely due to topography from S. Shaftsbury to Myers Road (not Myers Road to Central Shaftsbury). The motion to approve, with the change, passed 3-0-1, with Mr. Mance abstaining.

Revisions to bylaws:

VC districts: Mr. Mance prepared a map showing where businesses, including home occupations and mixed uses, are in fact present in the two VC districts. The question was asked: do the present uses argue for two different districts? It was noted that some present uses are in fact non-conforming. And does it make sense to prohibit restaurants and retail in the VC1 district (the southern)? Shouldn't our goal be to promote commerce while respecting the wishes of present owners?

Perhaps the right approach is to allow restaurants and retail only on lots of a certain minimum size, and to require that something like performance standards be met – for screening, septic, parking, lighting, and other similar things. Retail should be kept a conditional use, so the DRB has some say over size, hours of operation, noise, lighting, deliveries, and the like. The members agreed that it makes sense to combine the VCs into one district, and allow restaurants and retail based on lot size and/or certain performance standards. Mr. Williams will figure out what a minimum lot size would be to meet parking, screening, septic and other standards.

Ms. Della Rocca left at 8:10 pm

C/I districts: suggestions, comments made included:

- Remove metal plating, solid waste, industrial composting, and hazardous waste facilities from the C/I and allow only in the I zone.
- We should review the list of uses, keeping in mind that we can't enumerate all the uses we'd allow, and can't imagine now some uses the future will bring.
- Should preparing concrete etc. be a conditional use or simply require site plan review?
- Are two I districts needed? What about a high-impact zone east of Airport Road, and a low-impact manufacturing zone on Eagle St., in a residential area? Or, all of Dailey's lands could be I, with C/I at Eagle Square and the Paquin lot.
- But Airport Road near 7A could be very suitable for small business or light industrial and could be subdivided; perhaps best to leave the area along the highway C/I.
- Should C/I be expanded to include the parcels opposite Paulin's?
- It was agreed that best to keep the C/I on Route 7A in place; to make the rest of the C/I and all the I zone on Airport Road I; and make the Eagle Square area C/I.
- All C/I development should take into consideration the nature of the surrounding area.
- Dimensional requirements for C/I and I should be closely reviewed. Jim Sullivan has suggested changes for the C/I zone.

The meeting was adjourned at 9 pm.