

MINUTES OF THE SHAFTSBURY PLANNING BOARD
April 27th, 2010
COLE HALL
SHAFTSBURY, VERMONT

Board Present: Norm St. Onge, Craig Bruder, Chris Williams.

Board Absent:

Others present: Bill Pennebaker (ex-officio), Tony Zazzaro (Zoning Administrator), Megan Wick-Albert (recording secretary)

1. Call Meeting to Order:

Norm St. Onge called the meeting to order at 7:00 pm.

2. Minutes:

March 30th, 2010

Corrections were discussed and will be resent to approve at the next meeting.

3. Old Business:

A. Continued discussion. Subdivision Regulations-Chris William

Will review this at another time.

B. Paulin's Signage-Norm St. Onge

It was agreed to look at the signage of Paulin's overall via photos to get a better picture of what does or does not violate the sign ordinance. The Development Review Board will be given this presentation when Art comes in for the sign ordinance violation issue. Tony stated he would send all of this to Art before the hearing. The hearing will be scheduled in the near future at the appropriate time.

C. Hillbrook motel letter to PC from owners-Norm St. Onge

This letter was reviewed by the board and discussed to give a response. In the joint meeting between the PC and DRB, Dave suggested looking at more creating ways to allow for multifamily housing. Building in the roadside commercial area was one suggestion that was asked to be considered. Developing an affordable housing by-law was expressed by board members. It was mentioned that it cannot supersede Zoning by-law regulations by becoming a separate regulation. It should include changes to roadside commercial/ residential setbacks. In terms of density bonus for cluster developments, it could be addressed along with the potential affordable housing by-law. Directly responding to the request from the owner of Hillbrook Motel, the board doesn't think it's feasible to solve the problem anytime soon. Looking further into it, it was questioned whether the same footprint could be used when rebuilding. It was said that it can be if it's built within a year of the previous structure's demolition. This problem could be addressed on other avenues as they come up over time.

D. Status-Bylaw revisions-Norm St. Onge

Rob is reviewing these, but will be asked to prioritize them.

4. New Business:

A. Welcome new PC members; David Spurr, Bhima Nitta

New members both had outside commitments and thus were not present for this meeting.

5. Other Business:

A. Meeting with the DRB outcome/review

The greatest reported problem was the municipal infrastructure. It was expressed that common land was a pain, especially with the requirement of an HOA and/or maintenance. There was suggestion that road frontage may be an issue in this. Having a cluster would make it more affordable to all property owners. It was agreed by all the board members that affordability should be treated as a separate issue although it may be in the subdivision bylaws. Overall, the meeting was productive. There still aren't any examples of this so its hard to

determine what size restrictions or requirements should be set. Dimensional lot requirements were given the thought of excluding village residential and go further in defining when this could happen. Currently there is a table that guides what can and cannot be done in each district, but it was suggested to have a “no build buffer area” between properties instead. Increasing the percentage of density bonus was also discussed, but it was mentioned by Bill that the increase may not effect whether people use it more because of cost of the other factors. Focus on multifamily homes through studying other cases will give the board other ways to look at this problem. Norm will do research on this.

Chris did research on this issue and found that perpetual affordability may be an issue. Although this sounds like a problem to most, it makes the opportunity to buy a home not far out of reach rather than not at all. Some examples include land trusts and Habitat for Humanity. Making the property communal gives opportunity to those who couldn't afford it otherwise.

Next meeting Rob will potentially have comments on highway and right of way sections of the subdivision bylaws. Norm will do research on the multifamily matter.

6. Other Business:

School Consolidation:

Norm will send an email from Jim Sullivan to send to Dick Sears regarding this topic.

7. Executive Session:

Craig Bruder motioned to enter executive session at 9:05. Chris Williams seconded. Motion approved 3-0-0.

Respectfully submitted,

Megan Wick-Albert