

Shaftsbury Planning Commission

July 26, 2016

The meeting came to order at 7 pm. Present were commissioners Chris Williams (chair), Dave Mance, Brie Della Rocca, and Mike Foley. Zoning administrator Shelly Stiles was also present.

The group discussed a memo Mr. Williams had crafted to present to the Select Board to update that body on the Commission's effort to revise the bylaw. There were no objections to its content. Mr. Williams will arrange to present it to the Select Board.

Mr. Mance moved to approve the June 14, 2016 minutes. Ms. Della Rocca seconded the motion, which passed 4-0.

The Commission reviewed proposed changes to the bylaw drafted by Jim Sullivan, Executive Director Bennington Regional Planning Commission.

They picked up where they'd left off in the section on parking. The group discussed the proposed parking and loading space standards.

All suggestions posed by Mr. Sullivan were found reasonable and appropriate. The phrase "throughout the parking lot" in the last sentence in section xiv was struck.

In a discussion of paved versus graveled lots, Mr. Foley pointed out that the landscaping strip would serve to reduce runoff, erosion, and heat island effect no matter what the surface.

Mr. Williams asked whether there is any realistic mechanism by which the Town could address business employee expansion and therefore increased need for parking spaces (to remain compliant) without having the applicant come back for review. There was no good answer.

The group accepted the proposed changes to the table of off-street parking requirements.

In 8.3.4, Minimum Dimensions, the phrase "or as required by state and/or federal accessibility codes."

Re 8.4 mobile homes and travel trailers:

Should travel trailers (but not mobile homes) be permitted in private as well as state campgrounds?

A question, unanswered: should we address mobile home parks? (Note that 8.4.1.a means that each unit needs to meet setback requirements of the district in which the park is located.)

8.5, Extraction of Earth Resources: a requirement that the site be benched upon abandonment was added to 8.5.2.c.

8.6, Open Space Subdivision: change OK.

8.7, Swimming pools and ponds: the last phrase in 8.7.2 was changed to "if required by the DRB, an evaluation and recommendation by a licensed design professional."

8.8, Water Supply and Wastewater Disposal: reference to the Town's subdivision regulations was deleted and the phrase "are subject to state water supply and waste water treatment requirements, and those permits shall be in place prior to the issuance of a local permit."

The group accepted Mr. Sullivan's suggestion to delete 7.8 and 7.9 from existing bylaw.

The review ended at 8.9, where edits by Mr. Sullivan had ended.

Ms. Della Rocca reported she'll be away for the August 9 meeting. A quorum, however, will be present.

The meeting adjourned at 8:30 p.m.

Notes by ZA Stiles.