

Shaftsbury Planning Commission
November 29, 2017

The meeting came to order at 7 pm. Present were commissioners Chris Williams (chair), Mike Foley, and Mike Cichanowski. Also present was zoning administrator Shelly Stiles.

Mr. Cichanowski moved to approve the November 14, 2017 minutes. Mr. Williams seconded the motion, which passed 3-0-0.

Mr. Williams submitted draft language incorporating "hostel" in the bylaw. (That document is included in these minutes by reference.) Major points are:

- An onsite manager is required. (Perhaps that should be a requirement based on number of units, rather than a blanket requirement.)
- All public safety code requirements for public buildings must be met.
- The thermal envelope must be upgraded, in a manner to be defined. The intention is to bring the housing up to 21st century standards, and to ensure that the owner can sustain the enterprise in the face of increasing fuel oil costs.
- Common space must contain a full kitchen and living/recreation space to be defined on the basis of the number of units.

Mr. Williams will check out the definition of "public building" at the Dept. of Public Safety.

He reported that Dan Monks, zoning administrator in Bennington, recommended not referring at all to length of stay, as in his experience it is all over the map. Mr. Foley wondered if tenants could be required to be "residents." Mr. Williams was sure our attorney would have advice. It was agreed to change the word "transient" in the draft text to "traveling public."

Fire walls and flame spread were discussed.

Mr. Foley wondered if the state has a definition for fire safety for hostels, and whether the improvements they made are sufficient in that context. It was agreed we would try to align our language with that of the Dept. of Public Safety.

Mr. Williams will ask our attorney for advice, and speak with Mr. Lent at the Iron Kettle to let him know the PC is grappling with this.

The commission agreed to not pursue the writing of a town energy plan at this time.

The December 13 meeting will be held as scheduled. The December 26 meeting will be cancelled.

The meeting adjourned at 8:45 p.m.

Notes by ZA Stiles.