

Shaftsbury Planning Commission
June 12, 2018

The meeting came to order at 7:04 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 May 8 minutes. Mr. Foley seconded the motion, which passed 3-0-0.

Cottage development bylaw language: Mr. Foley wondered whether the second “two” in the “two and two” short term tourist rental concept might be limited to “primitive camping” only. (“Two and two” refers to the proposed permitting as a home occupation short term rentals in the primary and accessory dwelling units, plus two more facilities meeting setback requirements.) In that case, the second two would rely on the main house for water and sanitary facilities. Mr. Williams said we need to understand the state’s code for units that are subject to room and meals tax. (Many state websites have been down for many days, including much of the statutes on line.) Mr. Cichanowski noted that the intention was that four short term tourist rentals units per parcel be allowed where setbacks permit. Mr. Foley said maybe the bylaw could reference the state’s language, making it unnecessary to define “primitive” and “short term.” As an aside the group wondered whether to permit campgrounds in town, or simply delete the superfluous definition of “campground” in the bylaw.

Town Plan:

Mr. Williams suggested we use the Brattleboro Plan format, which places goals and objectives up front in each chapter.

In 2014, the Select Board adopted the Plan. It did not go to the voters.

Mr. Williams said we should be aware that citizens could be confused about the Plan’s legal heft: it has no regulatory function for the Town, but can inform Act 250 decisions.

Suggestions re tables to include in Chapter 3 included taxes sent to State and received back at the Town, food stamps, education attainment, smaller business (but how to secure data on them?).

Mr. Cichanowski said the Plan could be considered a marketing document, if written with that use in mind. Mr. Williams thought it better that the Plan be for the use of the citizens.

Forest fragmentation will be added to Chapter 5.

We could talk to our emergency management coordinator about flood preparation and related issues.

Mr. Williams reminded the group that “policies” are basically “to do” lists for the Commission; they are assignments of work for the PC.

The group discussed camp clearing on West Mountain.

The history chapter will not be changed.

Re chapter 5, language on river corridors could be added. Forest fragmentation should be treated (p. 31). Policies were discussed. Changes will be made to 5.3.1, the last sentence in 5.3.2 will be deleted, 5.3.3 and 5.3.4 will be deleted, the second sentence in 5.3.5 will be deleted, 5.3.6 will be deleted, 5.3.9-11 will be rolled together into a discussion of forest fragmentation, 5.3.14 will reference natural features described elsewhere, and 5.3.15 could refer to Biofinder maps on the state’s natural resource atlas.

The meeting adjourned by acclamation at 9 pm.