

**Shoreham Planning Commission  
Special Meeting Minutes-  
Monday, September 11, 2023  
At 7:00 p.m. in person at the Town Clerk's Office and on Zoom**

Attendees: Carrie Marini, Molly Kerr, Linda Larrabee, Deb Pinkerton, Tim Steady-absent

Guest attendees: Robin Conway-Zoning Administrator, Katie Raycroft-Meyer-Addison regional planning

Meeting started 7:07 pm

Agenda–Vice Chair Linda ran the meeting in the absence of Tim.

1. Continue review of Article II of the proposed draft of the Shoreham Unified Development Regulations.

**§2.105 Village Residential District (VRD)**

- a. Remove this sentence- The VRD has been given the State designation of “Village Center”
- b. Add in the word *zoning* to: This *zoning* district is intended to accommodate higher density.....
- c. Shoreham has been given the Village Center designation by the State of Vermont.
- d. Building Height, *maximum*: 35ft (add \*see Act47 if applicable)
  - a. We need to find the section of Act47 that would meet this,
- e. Setbacks, *minimums* change to
  - a. Side 10 ft
- f. Voted to pass this section – 3 to 1. The vote passes.

**§2.105 Village Commercial District (VCD)**

- g. Add this sentence- Shoreham has been given the Village Center designation by the State of Vermont.
- h. Reword sentence: Commercial strip development is specifically prohibited. “Change the word prohibited to discouraged”.
- i. Density – change to 2/acre
- j. Lot area- change to .2/acre
- k. Frontage – change to 80 ft
- l. Depth- change to 100 ft
- m. Lot Coverage – change to 60%
- n. Setbacks, *minimums* change to
  - a. Side 25 ft
  - b. Rear 25ft

**§2.105 Low Density Residential District (LDR)**

- o. Density- change to 1 unit/2 acres
- p. We will start with Frontage next week.

Molly made the motion to adjourn, and Carrie seconded. The meeting ended at 9:02 PM.

Next meeting is 7:00 PM, Monday, September 18<sup>th</sup> 2023 – Zoom.

Respectfully submitted,  
Molly Kerr