

Planning Commission Minutes
Monday, March 13, 2023
4:00 pm

Virtual via Zoom

Open regular meeting

John opened the meeting at 4:04 PM.

In attendance via zoom: John Lebron, chair, Brian Holt, Michele Carlson, Jessica Roberts, zoning administrator

Possible Additions to the Agenda

Discussion about who will take over the role of scribe previously held by Angela Yakovleff. As the Planning Commission is down to four members Michele Carlson will step in as temporary scribe. In favor: John, Brian, Michele

The Planning Commission offers a heartfelt thank you to Angela Yakovleff for her many years of volunteering her time as Planning Commission Clerk. She was steadfast in her attention and commitment to the commission and is missed.

Discussion about possible new member Mathew Moore who has written to John with a letter of interest to join the PC. John will follow through with this correspondence. All are in favor of his appointment to the PC.

Approve Minutes:

11/14/2022 (Brian, Angela, Erik) & 2/13/2023 (John, Angela, Erik)

Approval of the two meeting minutes are on hold pending clarification of how to proceed as Angela is no longer on the Planning Commission.

Public Comment

No public comment

Discussed three recommended additions from Jessica Roberts, ZA to Article X, definitions.

1. Short-Term Rental (STR) to be defined the same as the State of Vermont: *“rentals for fewer than 30 days per stay, rented for 15 or more days in any one calendar year. STRs require a Lodging Use Zoning Permit unless exempted.”* Discussed adding this as a definition. Clarified this does not change the regulations currently under lodging but defines what STRs are in definitions. Brian was concerned with the last sentence. Jessica explained STRs requirements under Lodging, the current process of a obtaining a permit.

In agreement to propose adding Short-Term Rental definition to Article X : John, Michele, Brian

Jessica explained difference between STRs and Seasonal Dwelling which can't have indoor plumbing, and can be used for a maximum of 160 days, basically a camp.

2. Guest Room: *“Each Guest Room shall be limited to an occupancy of ? persons per guest room.”*

Discussed at length how to define the maximum number of guests per room. Discussed using infrastructure standards (Town Sewer & Water). This will be addressed in an upcoming DRB meeting and it was agreed it would be useful to see how the DRB defines this before proceeding with adding this to definitions.

3. Temporary: *“Unless otherwise defined in a specific section, temporary means limited to under six months.”* John noted the word Temporary is used in many sections and this could be confusing. Suggested defining it as Temporary Structures. In agreement to use the above definition under Temporary Structures: Michele, John, Brian

As per Jessica Roberts recommendation discussed where to categorize Cannabis for incoming Zoning Permit Applications. It is currently “Use Not Allowed For” Discussed if it should be “Greenhouse or Nursery” Brian and John thought it should be under Home Industry.

Additions to next meeting agenda: continued review of Jessica Roberts recommended changes/additions including but not limited to, guest room definition, Cannabis category & districts allowed, removing Lodging Use exemption for 1-2 Guest Rooms

Adjournment

Brian made a motion to adjourn at 5:39 PM. John seconded. John aye, Michele aye, Brian aye.
Next Meeting, Monday March 27, 2023

Respectfully submitted,
Michele Carlson, temporary scribe