

**Planning Commission Minutes**  
**Monday, April 10, 2023**  
**4:00 pm**

**Open regular meeting**

John opened the meeting at 4:12 PM

In attendance: John Lebron, chair, Michele Carlson, Erik King (zoom,) Brian Holt (zoom) Matthew Moore (zoom)

Jessica Roberts, zoning administrator

Others Present: Emilio Mignanelli, Janice Mignanelli, Mike Eldred, John Paul Shattuck, William Galway, Rebecca Landenberger, Margaret Warz, John Beck, Stephanie Zumbleski, Richard Allin, Bryce Boyer, Christie Boyer, Arthur Rogers, Kristofor Rahmas, Patrice Schneider, Breanna Finco, Jeremy White, Leigh Thomson, Tom Fitzgerald, Cordelia Garofalo, Sean Eckert, Carol Ferreri, Kara Tedeschi, Todd Gareiss, Heather Kelly, Steve Schoenstger, E. Sil?, Therese Lounsbury, Mannel , Melissa Ellis

Zoom: 55 participants noted on zoom

**Possible Additions to the Agenda**

Annual Committee organization:

Michele made a motion to nominate John Lebron as Chair, Erik second; All in favor

John made a motion to nominate Brian Holt as Vice Chair, Erik second; All in favor

John made a motion to nominate Michele Carlson as Secretary, Erik second; All in favor

Erik made a motion to set time and day of PC meetings to be 2<sup>nd</sup> and 4<sup>th</sup> Monday of each month between 4:00-5:30, Michele second; All in favor

Review of purpose of town bylaws, Planning Commission role - Wilmington Zoning Ordinance & Development Guidelines, Sections 110 and 251

Review of Planning Commission process to be open to public, hold hearings for proposed changes before making recommendations to Selectboard for hearings, and final decisions.

**Public Comment**

Request by Emilio Mignanelli to address the PC concerning STR regulations:

Emilio discussed his concerns as he manages a rental company. Lengthy discussion about what is currently in place since 2015. STR is not defined in bylaws. Scott Tucker town manager said the town is in a place of pause and education for current renters. If you are currently renting you will not be policed unless a violation is reported for other reasons but be respectful of neighbors. Emilio suggested VTSTRA as a resource for short term rental information in Vermont. State is starting a study for future registering of STR's.

Public comments heard for remainder of meeting on the topic of current Short Term Rental bylaws from: Stephanie Zembreski, Breanna Finco, Heather Kelly, Margot, Tim Morian, Rya, Patrice Snyder, Jenevieve Park, Lisa Plourde, Sivan Kerins, Cathy Ferrell, Cordelia Garafalo, Sean Ecker, Anne Roth, Adam Pelmier, Carol Ferreri, Arthur Rodgers

Public overall sentiments were economic (concern for trickle effect to local businesses,) unaware of the current STR regulations, easier for families with children to rent a house than stay in hotel, some rely on this income to be able to live in their home, concern on how long bylaw changes will take, want to comply but don't know how, will long time renters be legacied in (note: legacy is used here in place of grandfathered)

Jessica Roberts (Zoning Administrator) said to get in touch with her and she can help you through the process, answer questions. Suggested that if you are a new renter, depending on current zoning in the district you may need to go to the DBR (Design Review Board).

John encouraged people to come to meetings, hearings and directed them where to find this information on town website.

**Approve Minutes:**

Matthew made a motion to approve minutes of 11/14/2022, Erik second; Erik, Matthew, Brian in favor (Michele not in attendance at this meeting)

John made a motion to approve minutes of 2/13/2023, Erik second; Matthew in favor (Brian and Michele not in attendance at this meeting)

Michele made a motion to approve minutes of 3/27/2023, Erik second; All in favor

**Adjournment**

Erik made a motion to adjourn at 5:27 PM. Brian second; Michele aye; Brian aye; Matthew aye  
Next Meeting, Monday April 24, 2023

Respectfully submitted,  
Michele Carlson, Secretary