

Planning Commission Minutes
Monday, June 26, 2023
4:00 pm

Open regular meeting

John opened the meeting at 4:00 PM

In attendance: John Lebron, chair, Michele Carlson, Erik King, Brian Holt, Matthew Moore
Jessica Roberts, Zoning Administrator

Others Present: Scott Tucker, Gretchen Havreluk, Frank C. Cervone

Zoom: Wendy Acquaviva, Walter Krauss

Possible Additions to the Agenda:

WRC presentation was incorrectly listed as 6/26. The presentation will be on 7/10/2023

Clarification of flag vs. banner

Update from Matthew on Planning and Zoning Trainings: Matthew attended two Planning and Zoning trainings via zoom presented by the state on Planning Commission Roles and Responsibilities and S/100 Act 47 Housing and Permitting and Open Meeting Law FAQ's, he shared the available documents with committee.

Public Comment:

None

Approve Minutes:

Erik made a motion to approve minutes of 6/12/2023, Matthew second; All in favor (excluding Michele Carlson as she was not in attendance 6/12/2023)

Continue discussion concerning possible changes to Lodging regulations:

1. Definition of bedroom. Discussed Size? Infrastructure (water, wastewater?) Fire Regulations? Considered other towns definitions. The following definition was agreed upon:

Bedroom: A room in a Dwelling Unit planned and intended for sleeping and is separable from other rooms by a door. An area open to other parts of the Dwelling Unit, such as a Loft, may be used as a Bedroom provided it is clearly marked on all plans and statements required by these Zoning Bylaws. A Loft used as a Bedroom shall count toward total Dwelling Unit Capacity. The number of bedrooms in a dwelling unit are determined as above unless otherwise determined by the unit's applicable waste-water permit.

Michele made a motion to accept the above Bedroom definition, John second; All in favor

2. Recommended changes district by district: discussion included pro's/con's of increase density in Village District, Parking (Matthew will check with VTCL about parking regulations)

Recommended changes throughout all districts are:

- STR's in all districts require permitting
- Remove operator onsite requirement in all districts

Village District Recommended Changes.

- *Less than or equal to 3 guestrooms (state law identifies this as maximum 2 guests per room plus an additional 2 guests, equaling 8 maximum guests for 3 guestrooms) require a permit through the zoning administrator.*
- *More than 3 guestrooms require DRB review and a zoning permit.*

Erik made a motion to approve the above Village District Lodging changes, Matthew second; all in favor

Adjournment

Eric made a motion to adjourn at 5:20 PM. Brian second; Michele aye; Matthew aye; John aye
Next Meeting, Monday July 10, 2023

Respectfully submitted,
Michele Carlson, Secretary