

Planning Commission Minutes
Monday, August 14, 2023
4:00 pm

Open regular meeting

John opened the meeting at 4:05 PM

In attendance: John Lebron, chair, Michele Carlson, Via Zoom: Brian Holt & Matthew Moore

Others Present: Cheryl LaFamme, Gretchen Havreluk, Hope Elheridge

Zoom: Tom Fitzgerald Selectboard Chair, Ted Schmidt, Tom Elkind, Morgan

Possible Additions to the Agenda:

None

Public Comment:

Ted Schmidt comment/request on short term rental regulation changes

Approve Minutes:

Matthew made a motion to approve minutes of 6/26/2023, Michele second; All in favor

Review report by Matt Bachler from Windham Regional Commission:

Matt will be returning to Planning Commission August 28 to finalize question period regarding the bylaw modernization grant report and recommendations. Committee reviewed recommendations and will have any remaining questions for August.28th meeting.

Discussion concerning Selectboards response to Bi-Town Rental Housing Committee's Report presentation:

Gretchen Havreluk provided background on committee's formation from Wilmington and Dover's Bi-Town Economic Committee on the subject of Short-Term Rentals. Presentation was held on July 31st to present committee's research / recommendations with the intention to take questions. Some Wilmington Selectboard members were not in agreement with the presentation recommendations and this led to our committee discussing how this affects or not affect changes to Lodging regulations we have been discussing for several months. Key discussion points: impact of short-term rental on communities, particularly residential, safety issues, governed by town or by home associations, economic importance for our region, how to make them work for all by regulations in place that serve renters, rentee's and community at large

Continued discussion concerning possible changes to Lodging regulations:

Working district by district continued the conversations of possible changes to Lodging regulations, (Village District was voted on in previous meeting) Matthew looked into the new Act 47 to see if this changes parking regulations for STR's. Short term rentals are not affected and are the same as regular parking per Act 47. Municipalities can require 1.5 parking space per room.

1. **Resort-Residential and Residential Districts:** This is on hold for now pending Selectboard review of Bi-Town Rental Housing report and ensuing decisions.

2. **Resort-Commercial/Residential and Commercial/Residential Districts:**

Lodging/STR with less than or equal to 3 guest bedrooms require a Zoning Permit – no operator on-site required

Lodging/STR with more than 3 guest bedrooms is a Conditional Use requiring DRB written decision and approval and requiring a Zoning Permit – no operator on-site required.

John made a motion to approve the above Lodging changes in the Resort-Commercial/Residential and Commercial/Residential Districts, Michele second, Brian *no. motion passed.*

Note: Committee member Matthew Moore abstained voting in this district

Adjournment

Michele made a motion to adjourn at 5:19 PM. Brian second; Matthew aye; John aye
Next Meeting, Monday August 28, 2023

Respectfully submitted,
Michele Carlson, Secretary