

Planning Commission Minutes
Monday, September 25, 2023
4:00 pm

Open regular meeting

John opened the meeting at 4:13 PM

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

Others Present: Jessica Roberts (Zoning Administrator), Fred & Kathy Marra, Todd Gareiss
Via Zoom: Christine DeCrescenzo, Sharon Lawrance, Nicole Amesbury, Tim Farrell
Dawn Lowe, Hugo Gomes, Marie Gatti, Ted Schmidt, Mark Engelke,
Thomas Elkind, Adam Cohen, Will Galway, Greg Savino

Public Comment:

Ted Schmidt- asked for timeline of hearings and decisions
Tom Elkind- overview

Approve Minutes 8/28/2023:

Matthew made a motion to approve minutes of 8/28/2023, John second,
John yes, Brian yes, Matthew yes

Possible Additions to the Agenda:

Lengthy discussion of residential zoning, Jessica, Zoning Administrator process and need for clear bylaws

Revote on two motions that require at least three members present to be in favor.

1. 9/21/2023 : Motion made to change short-term-rentals in Residential/Resort Residential from an allowed use to a permitted use, keeping the existing operator on-site requirement. 2 in favor 1 oppose.

Revote:

Michele made a motion to change short-term rentals in Residential/Resort Residential from an allowed use to a permitted use requiring a Zoning Permit, no operator on-site required. Erik Second,

In agreement John, Erik, Michele / opposed Brian / abstention: Matthew

2. 8/14/2023: Motion for 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

Lengthy discussion on bedroom requirements, DRB turnaround, Zoning permit maximum is 8 people

Revote:

Erik made a motion for the following changes in districts Resort-Commercial/Residential and Commercial/Residential District:

Lodging/STR with less than or equal to 4 bedrooms require a Zoning Permit – no operator on site required

Lodging/STR with more than 4 bedrooms is a Conditional Use requiring DRB written decision and approval and requiring a Zoning Permit – no operator on site required

Brian second

In agreement: Erik, Michele, Brian / opposed: John / abstain: Matthew

Review of planned hearing on 10/23 for proposed Zoning Changes Planning Commission

Public Hearing to present Planning Commissions proposed zoning changes will be on October 23, 2023 at 5:00pm.

Next meeting scheduled for Monday, October 23rd, 2023

Adjournment

Brian made a motion to adjourn at 5:29, Erik second , All in favor