

**Planning Commission Minutes**  
**Monday, October 30, 2023**  
**4:15 pm**

Special meeting remotely **via Zoom only**

**Open regular meeting**

John opened the meeting at 4:15 PM

In attendance Zoom only:

John Lebron *Chair*, Brian Holt *Vice Chair*, Michele Carlson Erik King, Matthew Moore

Others Present:

Hugo Gomes, Betsy Wadsworth, Chris Mays, Jeanine Quicker, Fred Marra, Wendy Acquaviva, Todd Gareiss, Jennifer Densmore, Walter Krauss, JD Roberto, Morgan Rothblat, Adam Rinne, Thomas Anderson, Alana Dangelica, Mark Engelke, Tim Lowe, Greg Tobin, Douglas Grad, Patrick Drury, Melissa Richmond, Therese Lounsbury, Evan Steiner, John Gannon, Pam Mazzaferro, John Redd, Kathleen Wurtzel, Lori Higgiins, James Walker, Kevin Barnes, Kristen Hertler, Kelley Sinclair, Daniel Ladd, Will Galway, Joe Corriation, Rachel Rosenblo, Michael Levesque, Tom Elkind, Patti Vreeland, Joe Testa, Cliff Leinonen, Mike Eldred, Mike Rooney, Raymond Reed, Eric Durocher

**Possible Additions to the Agenda:**

none

**Public Comment:**

none

**Approve Minutes 10/23/2023:**

Erik made a motion to approve minutes of 10/23/2023, Brian second, all in favor

**PC Discussion of Public Hearing (10/23/2023) comments:**

Matthew made a motion to change the proposed Lodging/Short Term Rental uses in Resort-Residential and Residential districts to 4 bedrooms or less as a permitted use and greater than 4 bedrooms a conditional use. Brian second

John stated this is unofficial and not allowed to make this motion, public must be informed with another hearing on this subject. Matthew stated this is allowed since there will be another hearing with the Selectboard.

Lengthy discussion, members Carlson, King, Moore, Holt voiced reasons why they are not supporting proposed changes to STR's.

Brian suggested suspending meeting until legal council can provide information if Matthew's motion is or isn't allowed.

Brian asked that the minutes reflect that John unilaterally opposed the motion

Discussed option of sending proposed zoning changes to Selectboard that are not related to STR's. Some of these changes are needed to meet requirements of the By-Law modernization grant.

Public comment heard from Tom Elkind, Evan Steiner, Marie Gatti, John Redd

Summary: legality of using size of home and bedrooms as criteria, economic impact analysis needed, disbelief that motion is not going through

**Review additional changes recommended by Jessica Roberts pertaining to State Law:**  
nonet

**Vote on additional changes presented during the Hearing to send to Selectboard for review:**  
Michele made a motion to approve proposed zoning changes for Selectboard review with the exception of any article pertaining to Lodging/Short-Term Rental changes. Erik second;  
Brian yes, Matthew yes, John no

Next meeting scheduled for Monday, November 13, 2023

**Adjournment**

Erik made a motion to adjourn at 5:15, John second; Michele yes, Erik yes, John yes  
Matthew no reply, Brian no reply