

Planning Commission Minutes
Monday, November 13, 2023
4:00

Open regular meeting

John opened the meeting at 4:06 PM

In attendance:

John Lebron *Chair*, Erik King

Via Zoom: Brian Holt *Vice Chair*, Michele Carlson, Matthew Moore

Others Present:

Jessica Roberts *Zoning Administrator*,

Mike Eldred, Nikki Steel, Therese Lonnsbury, James Walker

Via Zoom: Tom Fitzgerald *Selectboard Chair*, Jim Quinn, Chery Laflamme, Mark Engelke, Kristen Crabtree, Thomas Elkind, Chris Lariviere, Cliff Leinonen, Hope Etheridge, Matthew Santiago Samantha Kondracki, Dawn Lowe, Pat Drury, Will Galway, Alana Dangelica, JD Roberto, Jim McDevitt, Donna Rooney, Adam Rinne, Chris Mays, Greg Savino, Hugo Gomes, Fred Marra, Rich Rade, Wendy Acquaviva, Carrie Polgase, Evan Steiner, Kevin Barnes, Janelle Santiago, Mary, John Redd, Michael Leviesque, Jeff Rossi, Jeanine Quicker

Possible Additions to the Agenda:

none

Public Comment:

none

Approve Minutes 10/30/2023:

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

Revote on approved motion to send proposals without STR changes to Selectboard:

Matthew made a motion to not send proposals without STR changes, Erik second; all in favor

Discuss changes to Article II for handicap ramps and Article III merged lots

Discussion on conflicting bylaws for handicap ramps in Historic District, length of time needed for someone to get an approved ramp. Will look into further. Vote to remove conflicting bylaws:

Section 214 states administrative waiver can be granted except in Historic District.

Section 531 B. line 3 states it as Administrative Decision from Zoning Administrator

Michele made a motion to remove Section 531 B. line 3. "Handicap ramps anywhere on building" John second; Michele yes, John yes, Matthew yes, Brian yes, Erik no

Proposed addition of "Merged Lots" added to Article III, Section 310: title to read
Boundary Line Adjustment and Merged Lots.

Erik made a motion to include Merged Lots in the title Section 310, Matthew second; all in favor

Discuss any additional changes to previous proposals including whether any additional changes warrant a new public hearing

Lengthy discussion on legality of using bedrooms in zoning for STR's discussed information from VLCT, perhaps a licensing process?

Vote On including any new changes in proposals

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 requiring a permit from Zoning Administrator and greater than 4 bedrooms a conditional use requiring a permit from Zoning Administrator and DRB review. Brian Second, Brian yes, Michele yes, Matthew yes, Erik yes, John no

Public comment from: Nikki Steel, Tom Elkind, JD Roberto, Therese Lounsbury

Summary: concerned with STR's becoming restaurants, opposed to bedroom criteria, comment on negativity around this discussion

Vote on forwarding proposed Zoning changes, including any new proposals agreed on with a new PC report to Selectboard for review

Next meeting scheduled for Monday, November 27, 2023

Adjournment

Erik made a motion to adjourn at 5:00, John second; Michele yes; all in favor