

**Planning Commission Minutes**  
**Thursday, January 8, 2024**  
**4:00 pm**

**Open regular meeting**

John opened the meeting at 4:06 PM

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

Others Present: Nicki Steel, Gretchen Havreluk

Via Zoom: Jessica Roberts (Zoning Administrator), Dawn Lowe, Hugo Gomes, EP, Edward Fitzgerald, Kevin Seaman, Pat Drury, Bryce Boyer, Chris Mays, Cliff Leinonen, Margaret Wargo, Matthew Santiago, Rich A, Shawn W, Thomas Elkind, Will Galway, Adam R

**Possible Additions to the Agenda:**

- 2023 annual report needs to be written
- Email from Wendy Manners – Wendy wanted to speak about zoning changes but was not able to make the meeting.

**Public Comment:**

Nicki Steel spoke about removing STRs from residential districts, changing Chimney Hill zoning map to accommodate, definition of office

**Approve Minutes 11/27/2023:**

Erik made a motion to approve minutes of 11/27/2023, Michele second; all in favor

**Separate Lodging from STRs in Zoning:**

Discussed removing lodging from STRs, PC will revisit and go over details. Concerns of lodging in definition allows serving of food

**Selectboard change requests of proposed zoning bylaws:**

Selectboard will be sending back zoning bylaw proposed changes with additional requests for changes. Many of these pertain to new S.100 laws. Waiting to get these changes and PC will start to review in next meeting

**Discuss next areas for review by Planning Commission**

Jessica Roberts brought to our attention two opportunities to amend Articles VI and IX. Both are out of compliance and outdated.

WRC has money allocated for towns to update Article VI. A letter needs to be written to Alyssa Sabetto to request this support.

***John made a motion to draft a letter requesting Article VI update support to Alyssa Sabetto at WRC. Erik second; all in favor***

Article IX also needs updating and WRC will assist with estimated costs at \$1,646.40. This is included in a line item with the Selectboard budget that is awaiting approval. PC will revisit after budget is set.

Discussed other items that have expirations and updates:

- Hazard Mitigation Plan expires 2025
- The Town Plan expires fall of 2026 (*Grant for this must be submitted by fall of 2024*)

Next meeting scheduled for Monday, January 22, 2024

### **Adjournment**

John made a motion to adjourn at 4:50, Brian second , All in favor