

Planning Commission Minutes
Monday February 26, 2024
4:00 pm

Open regular meeting

John opened the meeting at 4:00 PM

In attendance:

John Lebron, chair, Matthew Moore, Michele Carlson, Erik King

Absent- Brian Holt

Others Present:

Nicki Steel, Emilio Mignanelli, Cheryl LaFlamme, Gretchen Havreluk

Via Zoom:

Jessica Roberts (Zoning Administrator), Will Galway, Evan Steiner, Hugo Gomes, Dawn Lowe, Adam Rinne, Samantha Kondrocki, Bryce Boyer, Jeanine Quicker

Approve Minutes 2/12/2024

Matthew made a motion to approve amended (removed items from meeting agenda that were not discussed) minutes of 2/12/2024, Erik second; all in favor

Additions to the Agenda:

- Discuss SB changes- PC not allowed to propose changes made by Select Board, either approve or not approve
- John read redline updates and changes

Matthew made a motion to approve municipal report, Erik second;

Matthew yes, Michele yes, Erik yes, John no

Discuss separating Lodging from STR as Permitted/Conditional uses in Residential Districts-possible recommendation to Selectboard

Lengthy discussion about Lodging in residential districts, Jessica Roberts, zoning administrator noted what defines lodging, that the meal does not make it lodging the use makes it lodging. Lodging definition discussion,

Public Comment: concern about hotels and Inns in residential districts, lodging definition, concern of meals being served in residential districts, legislation from Vermont State on the currently on the table about lodging

John made a motion to recommend removing lodging in Residential & Resort Residential districts, Erik second;

Michele no, Matthew No, Erik yes, John yes:

Update definition of STR to prohibit meals being served- possible recommendation to Selectboard:

Discussed the possibility of removing meals served from STR's

Matthew made a motion to recommend removing meals from STR's, Erik second
Matthew yes, Erik yes, Michele yes, John yes.

Discuss STR Licensing Limitation in all districts, -possible recommendation to Selectboard

Discussed licensing in general and need for it, limitations would need further study and discussion
licensing for emergencies, accountability. Licensing and/or registration system

Erik made a motion to recommend setting up a registry or licensing system for STR's, Michele
second, John yes, Erik yes, Michele yes, Matthew no

**Discussion of possibly moving Chimney Hill and other such groups to a different district-
possible recommendation to Selectboard**

John made a motion to recommend moving Chimney Hill and like groups to Resort Residential
district, Erik second; Michele yes, Matthew yes, Erik yes, John yes

Next Meeting scheduled for Monday March 11, 2024

Adjournment

Matthew made a motion to adjourn at 5:04, Erik second , All in favor