

**Planning Commission Minutes**  
**Monday August 26, 2024**  
**4:00 pm**

**Open regular meeting**

Matthew Moore opened the meeting at 4:05

**In attendance:**

Matthew Moore (Chair), Cheryl LaFlamme

Michele Carlson (via zoom)

Absent: Brian Holt, Erik King

**Additions to the Agenda:** none

**Public Comment:** none

**Approve Minutes:** 8/12/2024

Cheryl made a motion to approve the minutes of August 12, 2024, Matthew second, All in favor

**Bylaws discussion - Secondary Uses:**

The DRB have one or more appeals concerning the definition of Secondary Uses. Would like clarification in regard to STR if it is lodging or Secondary Use in Article 424. Town attorney suggests the following language for updating this:

*“Conditional Use written decision and approval must be obtained from the Development Review Board for any Secondary Use that is not an allowed nor a permitted use as set forth in this Ordinance”*

Members in attendance are aligned and will put this to future PC vote for inclusion in forthcoming proposed Bylaw updates and related hearings.

**Article X Definitions:** reviewed, discussed proposed updates received from ZA. Many updates are new definitions that are mandates from new state law. Other areas are proposed simplification and/or combination of overlapping or similar definitions. ZA proposed to move definitions pertaining to Article VI (Flood Hazard Area) into Article X.

PC discussed the pros and cons of moving definitions specific to Article VI to Article X as they currently relate to Flood and could be confusing where similar but not identical to other definitions that apply to all Articles. Discussion ensued, including the note that having all definitions in one place also has benefits. Will further this discussion with Jessica Roberts (ZA)

Cheryl made a motion to adjourn at 5:30, Matthew second; all in favor

Respectfully Submitted,

Michele Carlson, Clerk