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**PLANNING COMMISSION
TOWN OF STOWE
Monday, February 6, 2017
Minutes**

10 The Stowe Planning Commission held a regular meeting at the Akeley Memorial Building starting at 5:30
11 p.m.

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Members Present:

15 Chuck Ebel, Chair
16 Mila Lonetto, Vice Chair
17 Chuck Baraw
18 Neil Percy
19 Brain Hamor

Members Absent:

20 Bob Davison
21 Arnie Ziegel

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Others present: Jeff Austin, Jeff Smith & Ange Amores from FairPoint, Rob Taylor, Eric & Kathy
25 Denardo, Caleigh Cross (Stowe Reporter) and Tom Jackman, Director of Planning.

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Broadband Presentation by FairPoint

29 Mr. Austin gave a presentation on broadband in general and FairPoint's broadband initiatives in specific,
30 focusing on their efforts to upgrade broadband in Stowe. The company has invested over \$100 million to
31 improve broadband access in Vermont.

- 32 • They have been working to extend fiber deeper into the town
- 33 • They have 45 miles of fiber in Stowe
- 34 • They have 23 remote terminals, 20 of which that have been recently upgraded
- 35 • 70% of the homes that they service have upload speeds of at least 10 mbs
- 36 • 41% of homes have speeds of up to 20 mbs
- 37 • 4 – 5 mbs is needed to stream videos

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Rob Taylor, Eric Denardo and Kathy Denardo were in attendance to voice their dissatisfaction with their
44 broadband service in Sterling Valley. Mr. Taylor said that his service has deteriorated to the point where
45 he can't even download emails. He has made many phone calls and talked to the lineman many times, but
nothing has improved. Mr. Austin and Mr. Smith said that they would look into it and try to solve the
problem, which Mr. Smith believes has to do with the copper line to his home.

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Minutes

48 The minutes of the January 17th joint meeting with the Selectboard on the proposed Cady Hill Solar
49 Project were approved on a motion by Ms. Lonetto, seconded by Mr. Hamor.

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Updates

52 Mr. Jackman provided an update on the Rte. 100 rehabilitation project from Waterbury to Stowe. It is
53 expected to go out to bid in May, with construction starting in August. He also provided an update on the
54 various submissions to the PSB regarding the Cady Hill Solar Project. He informed the Commission of
55 the Luce Hill Rd. intersection discussion that is scheduled for the 2/27 Selectboard meeting. Mr. Ebel
56 asked the members present if they were still in favor of the Commission's previously stated support for
57 the proposed intersection improvements and everyone answered in the affirmative. Mr. Ebel will attend
58 the Selectboard meeting and represent the Commission's support for the project.

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The meeting was adjourned at 7:10.

61 Respectfully submitted, Tom Jackman, Director of Planning

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**PLANNING COMMISSION
TOWN OF STOWE
Monday, March 20 2017
Minutes**

10 The Stowe Planning Commission held a regular meeting at the Akeley Memorial Building on March 20,
11 2017 starting at 5:30 p.m.

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Members Present:

Mila Lonetto, Vice Chair
Chuck Baraw
Arnie Ziegel
Brian Hamor

Members Absent:

Chuck Ebel, Chair
Bob Davison
Neil Percy

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Others present: Tom Jackman, Director of Planning.

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Minutes

The minutes of the February 6 meeting were approved on a motion by Mr. Baraw, seconded by Mr. Hamor.

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Capital Projects Survey

The Commission reviewed the results of the capital projects survey that was distributed at Town Meeting. Members made note of how supportive the public is of sidewalk projects and were pleasantly surprised that the MRV sidewalk project ranked so high.

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Proposed Zoning Revisions

The Commission was asked by the Selectboard Chair to discuss any changes to the proposal that might be considered as a result of the sale of SMR to Vail. The consensus was that there was nothing obvious that needed to be changed and the Commission will work with the Selectboard during the Board's review of the proposed regulations.

Mr. Ziegel brought up the issue of the renting of single family homes on a nightly basis in residential districts that don't allow lodging facilities. By definition, anything permitted as a dwelling unit can only be rented on a weekly, monthly or longer basis. Mr. Jackman mentioned that there are nearly 600 listings in Stowe on the VRBO website, which are mostly single-family homes and condos. In addition, the resorts and most of the condominium developments in Stowe rent out condos on a nightly basis. This are all violations of the zoning regulations, but it was acknowledged that enforcement would be nearly impossible. No decisions were made about whether this is a concerning issue and whether it merits further discussion.

Enhanced Energy Planning

There was a quick discussion of the process up updating the Town Plan to have the Energy component certified in order to receive "substantial deference" in PSB proceedings regarding the siting of renewable energy facilities. Members reviewed two maps prepared by LCPC showing potential for wind and solar energy in town as a first step in deciding where renewable facilities should or should not be located.

The meeting was adjourned at 7:00.

Respectfully submitted, Tom Jackman, Director of Planning

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**PLANNING COMMISSION
TOWN OF STOWE
Monday, May 1, 2017
Minutes**

10 The Stowe Planning Commission held a regular meeting at the Akeley Memorial Building on May 1,
11 2017 starting at 5:30 p.m.

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Members Present:

Chuck Ebel, Chair
Mila Lonetto, Vice Chair
Bob Davison
Neil Percy
Chuck Baraw
Brian Hamor

Members Absent:

Arnie Ziegel

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Others present: Tom Jackman, Director of Planning.

Minutes

The minutes of the March 20th meeting were approved on a motion by Mr. Baraw, seconded by Mr. Hamor.

Reports & Updates

Mr. Jackman provided the Commission with updates on the following:

- VT 108 Roadway Master Plan for Mountain Road Village
- Cady Hill Solar Project
- North Hill Cell Tower
- Green Up Day

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Selectboard Changes to Proposed Zoning Revisions

Mr. Jackman reviewed the changes that the Selectboard made to the PC's proposed zoning revisions and provided a draft letter as an amendment to the Commission's original report in accordance with 24 VSA § 4442(b). The Commission found that the Selectboard changes were minor and in keeping with the intent of the original proposal. **Ms. Lonetto motioned to approve the letter to the Selectboard as an amendment to the PC's original report. The motion was seconded by Mr. Hamor and passed unanimously.**

Rules of Operation

The Planning Commission Rules of Operation designate the first meeting in May to be the Commission's Annual meeting, at which time election of officers is held and the Rules of Operation are reviewed and amended as appropriate.

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On a motion by Mr. Percy, seconded by Mr. Hamor, the Commission voted 5-1, with Mr. Baraw dissenting, to make the following change to Section III.A:

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At least ~~a majority of the six~~ (6) members of the Planning Commission shall be residents of the municipality.

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Mr. Jackman brought up the idea of incorporating a policy into the Rules regarding individual members posting on social media and writing letters to the editor. The Commission decided that even though this hasn't been an issue, it would be good to make it clear that anyone can post or write anything as an

46 individual, but they would need approval if representing themselves as a PC member or representing the
47 Commission's views.

48 **On a motion by Mr. Davison, seconded by Mr. Baraw, the Commission voted unanimously to add**
49 **Section III.C:**

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51 *C. Members of the Planning Commission shall not post on social media or submit a letter to the editor*
52 *representing themselves as a member of the Planning Commission or representing the views of the*
53 *Planning Commission without prior approval by majority vote by the Commission at a public meeting.*
54

55 Several small administrative changes were proposed to come into alignment with current state statutes.

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57 **Mr. Davison motioned to approve the amendments to the Rules of Operation as discussed. The**
58 **motion was seconded by Mr. Baraw and passed unanimously.**

59

60 **Election of Officers**

61 **Mr. Ebel motioned to elect Ms. Lonetto as Chair and Mr. Hamor as Vice Chair. The motion was**
62 **seconded by Mr. Baraw and passed unanimously.**

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64 Ms. Lonetto took over as Chair for the remainder of the meeting.

65

66 **Enhanced Energy Planning**

67 Mr. Jackman distributed spreadsheets showing current energy use in Stowe (residential heating,
68 commercial heating, transportation & electricity) according to data from the American Community
69 Survey and assembled by LCPC. In addition, the Commission reviewed a spreadsheet developed by
70 LCPC based on data from the Public Service Department on renewable energy targets for the towns in
71 Lamoille County. Stowe would need to develop 24.4 megawatts of renewable energy production to do its
72 part to meet 90% renewables statewide by 2050. This would require 203 acres of ground mounted solar
73 panels.

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75 The meeting was adjourned at 7:10. .

76 Respectfully submitted, Tom Jackman, Director of Planning

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**PLANNING COMMISSION
TOWN OF STOWE
Monday, June 5, 2017
Minutes**

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The Stowe Planning Commission held a regular meeting at the Akeley Memorial Building on June 1, 2017 starting at 5:30 p.m.

Members Present:

Mila Lonetto, Chair
Bob Davison
Neil Percy
Chuck Baraw
Arnie Ziegel

Members Absent:

Brian Hamor, Vice Chair
Chuck Ebel

Others present: Tom Jackman, Director of Planning.

Minutes

The minutes of the May 1st meeting were approved on a motion by Mr. Davison, seconded by Mr. Percy.

Reports & Updates

Mr. Jackman provided the Commission with updates on the following:

- VT 108 Roadway Master Plan for Mountain Road Village
- Cady Hill Solar's LLC's appeal of the PSB decision to the Supreme Court

Selectboard Changes to Proposed Zoning Revisions

Mr. Jackman reviewed the change that the Selectboard made to the sign regulations and provided a draft letter as an amendment to the Commission's original report in accordance with 24 VSA § 4442(b). Mr. Davison motioned to approve the letter to the Selectboard. The motion was seconded by Mr. Percy and passed unanimously.

LCPC Energy Presentation

Ms. Lonetto shared information that she learned at a LCPC presentation on residential energy codes. A representative from Efficiency Vermont explained about the required Energy Code Certification that has been required for residential and commercial development for the past 20 years. Three years ago they became a required part of receiving a zoning Certificate of Occupancy. Ms. Lonetto suggested adding language to the Town Plan to educate and increase awareness of the programs offered by Efficiency Vermont.

Enhanced Energy Plan

Mr. Jackman distributed revised spreadsheets showing current energy use in Stowe according to data from the American Community Survey and assembled by LCPC. In addition, the Commission reviewed a revised spreadsheet developed by LCPC based on data from the Public Service Department on renewable energy targets for the towns in Lamoille County. Mr. Jackman explained that regardless of the accuracy of the data, it is all that we have to work with and even if the targets don't seem realistic, they are a required element of having the energy plan certified to obtain "substantial deference" in PSB proceedings regarding renewable energy facilities. The Commission will begin an in-depth review of the plan's policies and action items at the June 19th meeting.

The meeting was adjourned at 7:00.

Respectfully submitted, Tom Jackman, Director of Planning

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**PLANNING COMMISSION
TOWN OF STOWE
Monday, June 19, 2017
Minutes**

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The Stowe Planning Commission held a regular meeting at the Akeley Memorial Building on June 19, 2017 starting at 5:30 p.m.

Members Present:

Mila Lonetto, Chair
Brian Hamor, Vice Chair
Bob Davison
Chuck Baraw
Arnie Ziegel

Members Absent:

Chuck Ebel
Neil Percy

Others present: Tom Jackman, Director of Planning.

Minutes

The minutes of the June 5th meeting were approved on a motion by Mr. Ziegel, seconded by Mr. Hamor.

Reports & Updates

Mr. Jackman provided an overview of the potential proposal to move the Mayo Farm Recreation Zone as well as some background on the Mayo Farm easement and management plan. At some point in time, David Jaqua, who is assisting the Recreation Commission with the proposal, may present it to the Planning Commission once it's further along in the process.

Mr. Jackman had sent an article around about the impact of short-term rentals (as in VRBO, Airbnb, HomeAway) on the town of Crested Butte. The main impact is that it is causing locals who can afford to own a house to move out of town as long-term rentals become STRs. Mr. Jackman mentioned that the last time he checked VRBO, there were over 600 listings for Stowe. Members talked about the issue and potential impacts on Stowe and decided to make it a more focused discussion at some point in the future to determine if any action should be taken.

The July 3rd meeting is cancelled due to the holiday and the Commission will begin an in-depth review of the plan's policies and action items at the July 17th meeting.

The meeting was adjourned at 7:00.

Respectfully submitted, Tom Jackman, Director of Planning

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**PLANNING COMMISSION
TOWN OF STOWE
Monday, July 17, 2017
Minutes**

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The Stowe Planning Commission held a regular meeting at the Akeley Memorial Building on July 17, 2017 starting at 5:30 p.m.

Members Present:

Mila Lonetto, Chair
Brian Hamor, Vice Chair
Bob Davison
Chuck Baraw
Arnie Ziegel
Neil Percy

Members Absent:

Chuck Ebel

Others present: Tom Jackman, Director of Planning.

Minutes

The minutes of the June 19th meeting were approved on a motion by Mr. Hamor, seconded by Mr. Ziegel.

Enhanced Energy Plan

The Commission began reviewing a draft of the Enhanced Energy Plan, focusing on existing and new policies to meet the energy policy standards as prescribed by the Public Service Department for plan certification in order to receive “substantial deference” in Public Utility Commission proceedings regarding the siting of renewable energy facilities.

The following items were added to **Areas Undesirable for Renewable Energy Development:**

- On historic buildings within the Stowe Historic Overlay District that are clearly visible from public rights-of-way;
- Locations within the Ridgeline and Hillside Overlay District that are clearly visible from public rights of way;
- The ridgelines of the Green Mountains and the Worcester Range; and
- Working farmland within the Rte. 100 corridor when clearly visible from Rte.100.

In addition, the following changes were made to Task #18:

- a. ~~Within Solar panels on historic buildings within the Stowe Historic Overlay District (SHOD) shall be located as to be screened from public rights-of way and on properties containing Historic Buildings as defined by the Stowe Zoning Regulations, solar ground installations are preferred to roof-mounted installations on historic structures.~~
- b. ~~On properties outside the SHOD containing Historic Buildings as defined by the Stowe Zoning Regulations, solar ground installations are preferred to roof-mounted installations on historic buildings. The installation of solar energy facilities on historic buildings or on buildings within the SHOD shall be done in accordance with current Secretary of the Interior’s Standards for Rehabilitation.~~

The Commission will begin review of the existing Energy Tasks at the August 7th meeting.

The meeting was adjourned at 7:00.

Respectfully submitted, Tom Jackman, Director of Planning

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**PLANNING COMMISSION
TOWN OF STOWE
Monday, October 2, 2017
Minutes**

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The Stowe Planning Commission held a regular meeting at the Akeley Memorial Building on October 2, 2017 starting at 5:30 p.m.

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Members Present:

Mila Lonetto, Chair
Brian Hamor, Vice Chair
Chuck Ebel
Bob Davison
Chuck Baraw
Arnie Ziegel
Neil Percy

Members Absent:

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Others present: Darsey Moon, Sam Gaines, Graham Mink, Amy Morrison, Walter Frame, Sheri Baraw Smith, Rich Baker, Zoning Director and Tom Jackman, Director of Planning.

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Minutes

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The minutes of the September 8 meeting were approved on a motion by Mr. Hamor, seconded by Mr. Ebel.

Short-term Rentals

Ms. Lonetto opened the meeting and invited those present to share any thoughts and concerns they have about short-term rentals.

The Commission considered the following potential action items provided by staff:

- Do nothing.
- Prohibit STRs town-wide.
- Allow STRs as a permitted accessory use to a residential dwelling town-wide.
- Allow STRs in certain zoning districts.
- Allow STRs only for dwellings that are primary residences (would eliminate the vast majority of them).
- Contract with consultant to identify property owners who are currently renting out their residential dwellings as STRs (at an approximate cost of \$7,500).
- Have Stowe town staff try to identify property owners with STRs (very time consuming).
- Put Short-term rental FAQ on Town website (done).
- Send Short-term rental FAQ to the identified STR property owners.
- Send Short-term rental FAQ to all Stowe property owners.

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Mr. Davison asked if the PC should hold off on doing anything until the legislature takes action. The consensus was to move forward with something at the local level.

Mr. Ziegel stated that there was consensus that STRs should have fire safety inspections, pay taxes and have appropriate liability insurance and that we should have some form of registration.

Ms. Lonetto suggested that a zoning change would be a way of registering.

41 Mr. Mink said that they should present a certificate of fire safety compliance and they should all have a
42 local contact person.

43
44 The Commission agreed in concept to move forward with zoning amendments to regulate short-term
45 rentals and to allow them town-wide as a residential accessory use.

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47 **Unit, Dwelling:** One or more rooms connected together, constituting a separate, independent
48 housekeeping establishment for owner occupancy or rental or lease ~~on a weekly, monthly or~~
49 ~~longer basis,~~ and physically separated from any other rooms or dwelling units which may be in
50 the same building, and containing independent cooking and sleeping facilities and bath facilities.
51 Does not include an accessory apartment to a single-family dwelling **for the purpose of density**
52 **calculations.** (*Amended definition*)

53
54 **Short-term rental: means a furnished home, condominium, or other dwelling rented to the**
55 **transient, traveling, or vacationing public for a period of fewer than 30 consecutive days. A**
56 **short-term rental is considered an accessory use of a dwelling unit** (*New definition*)

57
58 **Lodging Unit:** A rentable accommodation whose maximum design capacity is four (4) people. A
59 room with two (2) double beds equals one (1) unit; a suite with two (2) double beds equals one
60 (1) unit; a suite with two (2) twin or single beds plus sofa bed equals one (1) unit; a suite with two
61 (2) double beds plus sofa bed equals one and one-half (1 ½) units. A lodging unit may include
62 provisions for a kitchen, provided that the facility in which the unit is located is designed for and
63 operated as a short-term facility. **A lodging unit is located within a Lodging Facility and is not**
64 **considered a short-term rental.** (*Amended definition*)

65
66 **Add the following to the use chart under residential classifications:**

67
68 **Short-Term Rental: Allowed as a permitted use in all districts**

69
70 **Add following to regulations:**

- 71
72 **1. Short-term rentals shall meet the requirements of the Vermont Fire and Building**
73 **Safety Code. Proof of compliance shall require submittal of approval documentation**
74 **from the Vermont Division of Fire Safety. Said approval must have been obtained**
75 **within one year from the date of the permit approval. Thereafter, an inspection and**
76 **re-approval by the Vermont Division of Fire Safety is required every three years.**
77 **Proof of the new inspection and approval must be submitted to the Zoning**
78 **Department. A permit for a short-term rental is considered invalid if the approval**
79 **of the Vermont Division of Fire Safety is more than three years old.**
- 80 **2. The applicant shall submit proof that they have obtained a license to collect meals**
81 **and lodging taxes from the Department of Vermont Taxes or are using a rental**
82 **agent that is filing any required meals and lodging taxes on behalf of the applicant.**
- 83 **3. The applicant shall submit proof that they have obtained a lodging license if such a**
84 **license is required from the Vermont Department of Health.**
- 85 **4. The applicant shall certify the total number of bedrooms, both rented and not**
86 **rented, in the dwelling unit.**

87 **5. The applicant shall submit contact information for a person or firm who can be**
88 **contacted in regards to the short-term rental.**

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90 The Commission will finalize the wording of the proposed zoning amendments at the next regular
91 meeting on November 6.

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93 The meeting was adjourned at 6:40.

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95 Respectfully submitted, Tom Jackman, Director of Planning

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**PLANNING COMMISSION
TOWN OF STOWE
Monday, November 6, 2017
Minutes**

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The Stowe Planning Commission held a regular meeting at the Akeley Memorial Building on November 6, 2017 starting at 5:30 p.m.

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Members Present:

Mila Lonetto, Chair
Brian Hamor, Vice Chair
Chuck Ebel
Chuck Baraw
Neil Percy

Members Absent:

Bob Davison
Arnie Ziegel

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Others present: Doug White, Rich Baker, Zoning Director and Tom Jackman, Director of Planning.

Short-term Rental Zoning Amendments

The Commission finalized the wording of the proposed zoning amendments, removing the requirement that proof of fire safety compliance be submitted every 3 years. The state fire marshal stating that this would not be possible in terms of his time and it was noted that this is not required for any other uses that require a state fire safety permit. The following language was approved for a public hearing on a motion by Mr. Ebel, seconded by Mr. Percy. A public hearing will be scheduled for December 6.

Unit, Dwelling: One or more rooms connected together, constituting a separate, independent housekeeping establishment for owner occupancy or rental or lease ~~on a weekly, monthly or longer basis,~~ and physically separated from any other rooms or dwelling units which may be in the same building, and containing independent cooking and sleeping facilities and bath facilities. Does not include an accessory apartment to a single-family dwelling **for the purpose of density calculations.** (*Amended definition*)

Short-term rental: means a furnished home, condominium, or other dwelling rented to the transient, traveling, or vacationing public for a period of fewer than 30 consecutive days. A short-term rental is considered an accessory use of a dwelling unit (*New definition*)

Lodging Unit: A rentable accommodation whose maximum design capacity is four (4) people. A room with two (2) double beds equals one (1) unit; a suite with two (2) double beds equals one (1) unit; a suite with two (2) twin or single beds plus sofa bed equals one (1) unit; a suite with two (2) double beds plus sofa bed equals one and one-half (1 ½) units. A lodging unit may include provisions for a kitchen, provided that the facility in which the unit is located is designed for and operated as a short-term facility. **A lodging unit is located within a Lodging Facility and is not considered a short-term rental.** (*Amended definition*)

Add the following to the use chart under residential classifications:

Short-Term Rental: Allowed as a permitted use in all districts

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Add following to regulations:

- 1. Short-term rentals shall meet the requirements of the Vermont Fire and Building Safety Code. Proof of compliance shall require submittal of approval documentation from the Vermont Division of Fire Safety.**
- 2. The applicant shall submit proof that they have obtained a license to collect meals and lodging taxes from the Department of Vermont Taxes or are using a rental agent that is filing any required meals and lodging taxes on behalf of the applicant.**
- 3. The applicant shall submit proof that they have obtained a lodging license if such a license is required from the Vermont Department of Health.**
- 4. The applicant shall certify the total number of bedrooms, both rented and not rented, in the dwelling unit.**
- 5. The applicant shall submit contact information for a person or firm who can be contacted in regards to the short-term rental.**

Minutes

The minutes of the October 2 meeting were approved on a motion by Mr. Ebel, seconded by Mr. Percy.

The meeting was adjourned at 6:40.

Respectfully submitted, Tom Jackman, Director of Planning

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**PLANNING COMMISSION
TOWN OF STOWE
Monday, December 4, 2017
Minutes**

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The Stowe Planning Commission held a regular meeting at the Akeley Memorial Building on December 4, 2017 starting at 5:30 p.m.

Members Present:

Mila Lonetto, Chair
Brian Hamor, Vice Chair
Chuck Ebel
Chuck Baraw
Arnie Ziegel

Members Absent:

Bob Davison
Neil Percy

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Others present: Tom Jackman, Director of Planning.

Minutes

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During the discussion of the minutes, Mr. Baraw expressed that he had changed his mind and that short-term rentals should not be permitted in all zoning districts and should be restricted to commercial districts. Mr. Jackman stated that they could already be approved as lodging within commercial districts, but since there are so many currently located in residential districts, limiting them would not solve the main issues that most people are concerned about, namely fire safety code compliance and meals and rooms tax. We would still be left with the difficult task of enforcing hundreds of zoning violations. He also reminded the Commission that during the standing-room-only community forum on STRs, there was near unanimous support for allowing them town-wide under certain conditions.

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The minutes of the November 6th meeting were approved on a motion by Mr. Hamor, seconded by Mr. Ebel, with Mr. Baraw abstaining.

Updates

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Mr. Jackman updated the Commission on the status of the Cady Hill Forest salvage logging. He also provided a table that shows how many parking spaces would be lost if the Town comes into compliance with state law regarding the separation of parking spaces from crosswalks and driveways in the village.

FY 2019 Capital Budget

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Mr. Jackman provided the following preliminary draft capital budget:

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Village Sidewalks Final Design and Engineering (\$200,000)
Memorial Park Tennis Court Reconstruction (\$150,000)
Gables Bridge Rec Path Relocation Scoping Study (\$40,000)
Rec Path relocation/ Streambank Stabilization, Bridge 1 to Bridge 2 D&E (\$50,000)
Mountain Road Sidewalk – Phase 2 (\$300,000)

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Total: \$740,000

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LOT revenue:	\$900,000
Rink payment:	<u>\$350,000</u>
Available revenue:	\$550,000

46 Commission members generally agreed that the items are listed in the correct order and that it makes
47 sense to hold off on the MRV sidewalk until the fate of the Luce Hill Rd. intersection is determined. Mr.
48 Ebel noted that there was still \$110,000 available for capital projects. Members tried to think of other
49 projects in the past that they supported, but without a list, no one could remember what they were. Mr.
50 Jackman said that he expected more capital requests to be submitted.

51

52 **Planning Commission 2018 Priorities**

53 Commission members suggested the following topics to discuss in 2018:

- 54 • Satellite parking
- 55 • Short-term rentals
- 56 • Trail connectivity
- 57 • Revisiting the retail square footage cap to allow for a drugstore
- 58 • Town Plan update
- 59 • Workforce housing

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61 The meeting was adjourned at 7:00.

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63 Respectfully submitted, Tom Jackman, Director of Planning