

Approved Minutes Planning Commission October 11, 2022

Present: Staley McDermott, Don Sherefkin, Edie Mas, Brian Potter, Will Shakespeare, Patti Smith Mary Sargent, zoning administrator

Note: in excused absence of Tim Segar, Staley chaired meeting, and Edie Mas wrote up minutes for Jennifer Girouard.

Minutes

Motion made and seconded to approve minutes of Sept 13. Passed unanimously.

Correspondence

Staley reported none. Concerning website, Forrest has corrected it so PC minutes are all there, except for April. Will has them, will forward them. Edie reported that she has set up a meeting with Nick Morgan to plan for submission of MPG , if appropriate. She will update PC on meeting.

Review of Zoning changes

Staley summarized that we have the following items to discuss:

1. Off-road vehicular ways
2. Primitive camps
3. Requirements for Education district
4. Is Parking space a structure?
5. Review sections 355 and 372 of Wildlife overlay district to add exemptions if needed
6. Short-term rentals

There was general agreement that the PC would not be able to get to all of these in the next 2 meetings (i.e. Nov and Dec.), and thus due to hearings etc they would not make it in time to come up at Town Meeting in March. Nevertheless, the PC would continue to work on them, and if appropriate could call a special meeting to approve the changes and not have to wait a full year before town approval.

That said, there was a discussion concerning Wildlife Overlay District and possible changes needed in above sections concerning need to review potential projects and review by environmental consultants. Staley will write up possible needed changes. Also, PC discussed suggestions that have been made concerning whether the Town should pay for the environmental review. Consensus was that the Town should not pay for individual requests, but it might be good for CC to budget to be able to hire a consultant when they needed it.

Concerning short-term rental issue, after a lengthy discussion Will agreed to write up a draft ordinance considering the following concerns:

1. Size/number of units important
2. Safety is an issue – people renting who don't know anything about a rural area.
3. Absentee issues
4. Loss of long-term rental for short, ie Air BNB rental.

Meeting adjourned at 7 pm. Next meeting Nov 8 at 5 pm.

Submitted by Edie Mas