

## **Approved Minutes: Marlboro Planning Commission November 15, 2022**

In attendance: Staley McDermet, Tim Segar, Jennifer Girouard, Donald Sherefkin, Mary Sargent, zoning administrator

In attendance via Zoom: Edie Mas, Brian Potter

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Meeting opened at 5:07 pm

Minutes: Minutes from October 11, 2022 approved unanimously.

### **Correspondence:**

We are still awaiting on communication from Chris Campani in regards to a participant who could come to an upcoming meeting to talk about subdivision regulations in different towns.

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### **Discussions**

#### **Discussion of Planning Commission efforts to develop joint planning with Town Administrator**

We discuss communications with the Selectboard in regards to applying for a Municipal Planning Grant to help in prioritization of town projects which would be due at the end of the month. Tim as chair will send a letter to the Selectboard about our continued interest in a Municipal Planning Grant or a consultant to help with prioritization.

#### **Discussion of Analysis and Possible Proposal for Town Ordinance on Short-Term Rentals (STR)**

We review the proposal for a Short-Term Rental Ordinance and generate questions for future discussion. This includes:

Can we reduce the beginning section to one or two sentences addressing how STR's impact the local economy?

What definition are we using for Short-Term Rentals?

Is there data on whether has STR's have increased tourist capacity and data in regards to the point that there is not much conversion from long term rentals to short term?

Is it correct to assess that STR largely or only bring economic benefits to towns or are there other benefits?

Is there more Marlboro-specific data in terms of how many units/visitors etc?

Could we provide more local context such as what is happening in terms of previous rentals to Marlboro College students and how they might be used now?

Where will the STR registration information be housed, how will it be disseminated and updated?

Do we know how many towns in Windham County have STR ordinances?

We discuss posting an announcement to the Front Porch Forum to invite townspeople to come to our next meeting to further discuss this topic.

**Discussion of Items, if any, to warn for Town Meeting consideration. i.e. amendments to Zoning Regulations**

We review our previous discussions of zoning regulations and discuss which ones need more work before putting them to Town Meeting consideration. For example, the definition of a structure. We decide there are no pressing or completed amendments to warn for Town Meeting.

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Meeting adjourned at 6:10 pm.

The next meeting is scheduled for December 13<sup>th</sup>, 2022 at 5 pm.

Respectfully submitted,  
Jennifer Girouard