

## **Approved Minutes: Marlboro Planning Commission December 13, 2022**

In attendance: Staley McDermet, Tim Segar, Jennifer Girouard, Brian Potter, William Shakespeare, Matt Tell, Mary Sargent, zoning administrator

In attendance via Zoom: Edie Mas

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Meeting opened at 5:10 pm

Minutes: Minutes from November 15, 2022 approved unanimously.

### **Correspondence:**

Email from Rose Watson, chief auditor, about the town yearly report which has a due date of Jan 8<sup>th</sup>, 2023.

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### **Discussions**

#### **Discussion of Municipal Planning Grant (MPG)**

We discuss how an MPG grant would allow us to solicit resident feedback, generate buy-in to the projects and involve a consultant.

One recommendation from the Selectboard was to hold a joint meeting with members of the Planning Commission, Energy Commission, the Conservation Commission and Selectboard. There would be a representative from each group to have a discussion on priorities. We have space on our Planning Commission agenda to undertake this activity and would welcome it. We are currently awaiting for more information on a date for that.

There is also the possibility of enlarging the Selectboard from 3-5 members and the Board welcomes discussion on that.

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

We discuss the proposal for a Short-Term Rental Ordinance. We discuss the following questions:

What definition are we using for Short-Term Rentals?

Act 10 (2018) Vermont General Assembly defines short term rentals as: "...A furnished house, condominium, or other dwelling room or self-contained dwelling unit rented to the transient, traveling or vacationing public for a period of fewer than 30 consecutive days and more than 14 days per calendar year."

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

There is a report available from the State of Vermont that shares statistics on AirBnB hosts. Notably it does not have information for Marlboro:

<https://tax.vermont.gov/sites/tax/files/documents/Report-on-Act-10-Relating-to-Short-Term-Rentals.pdf>

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?

We discuss generating a questionnaire to send to residents to collect information. Will, Jennifer, Edie are authorized to work on a plan for how to send this out and bring a proposal back to the Planning Commission.

### **Discussion of Subdivision Regulations**

We discuss the need to review the subdivision regulations as they have not updated or revisited recently. Our next task is to read these regulations and assign members different sections to focus on and report at the next meeting. One possibility is to note the difference between Planned Unit Developments and cluster developments and see whether our regulations accurately reflect those differences.

Additionally, we hope to engage with the DRB to help clarify the regulations.

### **Planning Commission Members**

We discuss the possibility that up to 3 members of the Planning Commission will retire within the next year or two. We thank them for the service and will need to consider the future need to onboard new members. We discuss investigating the term end dates for members as well as collecting training resources to make available to future members.

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Meeting adjourned at 6:24 pm.

The next meeting is scheduled for January 10<sup>th</sup>, 2023 at 5 pm.

Respectfully submitted,  
Jennifer Girouard