

# Dummerston Planning Commission

Approved Minutes

December 6, 2016

**Members Present:** Annamarie Pluhar, Maria Glabach, Sarah Bergh, Sam Farwell, Deb Forrett, Joe Little, Deb Forrett, Bev Tier

**Public:** Kathleen Hathaway (ZA). Selectboard: Zeke Goodband, Steve Glabach, Hugh Worden, Jerelyn Wilson. Development Review Board: Alan McBean, Beverly Kenney. John Bennett (WRC) Paul Chapman, Carrie Towle, Jean Momoney, Ann Davis, Gurudham Khalsa, Jean Newell, Harold Newell, Melissa Worden

## 1. Short-term rental use and parking

Discussion with members of Selectboard and Development Review Board.

Steve: This is a two-part issue, what do we do short-term and what do we do long-term?

Situation: The Selectboard has received complaints about several properties which are renting through Airbnb in the W. Dummerston Settlement area. Parking is a major concern.

Questions: What options does the town have? Are the Airbnb rentals in violation of the town zoning or parking requirements.

Discussion: How are the properties in violation of parking requirements? Does renting through Airbnb constitute a change of use and thus require a permit to be applied for through the DRB? How is Airbnb different from a "B and B"? Or "Tourist Home"?

Parking regulations are stipulated in Section 620 of the Zoning Bylaws.

### Next Steps

- 1) Short-term – Selectboard will work with residents and state police to enforce statute about parking in the traveled way
- 2) Planning commission will look at how to manage short-term rentals in zoning bylaw, with a goal of holding a hearing on possible amendments this summer.
- 3) The town (ZA, DRB and SB) will continue to follow up on complaints of permit violations.

## 2. Public Comment

Paul Chapman – We have a Motel 6 in the village with no one at the front desk. No regulations, property, everything affected. No chance to comment on it. Time to do something. I have made two formal complaints, we've been being nice.

Carrie Towle – It's changed the town, made her feel unsafe. This is because strangers are coming into the town and there is constant traffic. The town could take action on it.

It's been a colorful history of misdeeds.

## 3. Approve minutes of 11/1/16

Joe approves, Maria seconds. Minutes accepted unanimously.

## 4. Correspondence

Email: For town plan we have submission and corrections from Dummerston Cares, the library board, and Jean Newell. We received Kathleen Hathaway's resignation, notice of WRC project review meeting. There will be WRC training on Act 174 on Energy Planning, December 7, 7PM. Public Hearing in Newfane – Village Center status. Discussion of Sam's email to West Dummerston Residents.

## 5. Budget

For FY 2018

Maria motioned to level fund the budget request. Annamarie seconds. Motion passes.

## **6. Town Plan Update**

### **I. Energy chapter**

### **II. Revisions to draft based on public forum feedback**

Discussion of connecting habitats overlay, leave in as requested and change Goal 2, action item g to “study.” John Bennett advises that the House Bill H851 on unfragmented woods will provide statutory language for the Town Plan.

### **III. Housing Chapter**

## **7. New Business**

Items for next meeting agenda

Start with revisions

Housing chapter

Energy chapter

## **8. Adjourned at 8:30**

Next meeting January 3, 2017