

PLANNING BOARD

Nov 17, 2022

MEMORIAL BUILDING

7:00 P.M.

Board Members Present: Tim Bray (chairman), Darrin Patten, Dan Saulnier, Mike Howard, John Trachy (alternate) and Jen Roberts (alternate)

Also present: Poul Heilmann, Tim Josephson and Whit Smith

Tim opens hearing for Zaleskas Conditional Use hearing. Board questions if a Conditional Use is treated as a hearing. Tim responded that it is, all required notifications were done. John questioned what the drawings on the application were and why there was not a full-size drawing included in the application. His understanding was that all hearings now required a drawing on the 24"x36" paper. After a brief discussion the board agreed that the larger size drawing was only being required for Site Plans. John stated that he would like to see the site. Board didn't feel that was necessary. Mike moved to approve the Conditional Use; Jen seconded the motion. Tim, Mike, Dan, and Jen voted in favor, Darrin and John voted against. Due to majority voting in favor the Conditional Use Permit was approved.

Minutes of Oct 20th: John requested the dates of all work sessions be added to the minutes. Dan moved to accept as amended, John seconded Board approved.

Tamara informed the Board that Pete Lacaillade stopped by her office after attending a meeting where discussion of Fire Dept inspections of Short-Term Rentals occurred. He wanted to do additional research as to how far a FD could preform inspections and would report back. Tim was very disappointed that after accepting recommendations from the FD the Board was now being told they might not be able to move forward.

Tim Josephson shared with the Board what the Town of Freedom uses for short-term rentals. They have life/safety self-inspections report instead of requiring their FD to preform inspections. The Board discussed moving to a self-inspection method until they received more information from the FD.

Board is still waiting for a checklist from the Health Officer. After discussion they determined that the Health Officer need not supply a checklist and instead of having the Health Officer perform an inspection the Board would request assistance only if they found a specific need. In moving to this method, the fee would be removed from this portion of the Site Plan. The Health Officer would act as a consultant only.

John shared that he was concerned that the Town and Board are moving away from protecting the renters of the Short-Term rental properties. The Board felt that protecting the renters is not their focus instead it is on the residents of town and the property owners.

Tim moved discussion to the Noise Ordinance, asking if it was ready to be presented to the Select Board. Tim, Dan, Mike, Jen, and John agreed that it was and asked Tamara to send the finalized copy to the Select Board members prior to the next meeting on the 28th. Dan will change the word Bylaw to Ordinance as that is what the document is intended to be.

Mike and John will work to merge the life/safety portion of the STR document from the Town of Freedom with what the Board has been working on.

Tim requested that members of the CIP committee and the Ag Commission attend the Dec 15th meeting to update the Board on what they have done over the past year.

Meeting adjourned 8:50 p.m.

Respectfully submitted,
Tamara Butcher