

**Winhall Planning Commission**  
**Bondville, Vermont 05340**  
**Meeting minutes for Tuesday, October 3, 2023**

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**PRESENT:** Marcel Gisquet, Jeff Yates, Tami Blanchard, Lucia Wing, Cliff DesMarais, Phil Fitzpatrick

**ABSENT:** Jerry Driscoll

**MEMBERS OF PUBLIC:** Carl Pate, Amy Hyde, Ian Zabel, Ryan Midgett, David Powers, Jacob Whyman, Heather Martin, Kathleen St. Marie, Mary Salo Boyd, Jay Hachadoorian

**PUBLIC COMMENTS:**

During the public comment period questions came up about limitations on the number of licenses and the number of STR Dwelling Units any one natural person could own. The consensus of the WPC was that when the actual number the locations of STR Units in Winhall had been factually established, the final draft might contain such limitations. Until then it would remain an open question.

**APPROVAL OF PAST MEETING MINUTES:**

After review, the Planning Commission approved the meeting minutes of September 19, 2023, as presented; *motion by Yates; seconded by DesMarais; unanimous.*

**CONTINUED REVIEW STR DRAFT:**

After introductions, the Chair handed out a copy of an STR Update to those present. This would be posted on the STR tab at [www.winhall.org](http://www.winhall.org). It was noted that the Planning Commission had been conducting short-term rental meetings since 2019 because of the growing number of STR's in Winhall. They had been compiling information from research about what other resort communities across the country had done to regulate STR. The Chair added to date there had been "no binding action taken by the Town" regarding an STR Ordinance. He explained Winhall had also received proposals (RFP's) from qualified companies to help identify, license, administrate and enforce a future STR Ordinance once approved. A new [STR@winhall.org](mailto:STR@winhall.org) website tab, "Short-Term Rentals," was available for upcoming and ongoing STR information as well as an email address exclusively set up for STR inquiries.

The WPC continued review of the STR draft starting with Section **“Violations & Penalties.”** “Introduction:” okay as written. Discussion followed about adding an opening statement relative to false or misleading licensing information (#10) as well as uniform “fines” (amount to be determined) in one subheading instead of with each violation. After three violations had occurred it would require not only a fine but a possible revocation of the license. “Advertising:” clarified language. “Noise:” discussion followed about the Winhall Noise Ordinance and police response. “Outdoor/Nighttime Activity:” discussion with public present about what constituted reunions, retreats, and other events. “Lighting:” ok as written, language found in the Winhall Zoning Regulations. “Garbage:” discussion with public present about proper management of trash, notification to renters, and cooperation with the Town Transfer Station. “Parking:” discussion about complying with a parking plan approved by the STR Administrator. “Exceeding Capacity:” discussion with public about septic capacity, failed systems, and too many renters in a single STR. Delete #9; move #10 to beginning. “Change of Owners Agent:” ok as written, use Asterix from previous section for clarity. “Unresponsiveness:” change to “Failure to Respond.”

Section **“Enforcement:”** Ok as written; change all references to the WPC and refer to the Winhall Selectboard; the Planning Commission should not be the entity hearing appeals. Clarification was needed about what constituted a separate violation when it involved multiples.

Section **“Appeals:”** Ok as written.

Section **“Amendment:”** Ok as written.

The Planning Commission planned to hold informational hearings once the STR draft had been thoroughly reviewed and revised. The Chair asked everyone present for their email addresses to add to a list being compiled for future use. The WPC thanked everyone for their comments and input.

**ZONING REPORT:**

The Zoning Administrator reported zoning permits had slowed in September.

As there was no other business, the Planning Commission adjourned the meeting.



Lucia Wing, Secretary  
Winhall Planning Commission



For the Planning Commission

10-23-23

Date