

Winhall Planning Commission
“Meeting Minutes for Tuesday, October 17, 2023

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

ABSENT: Jerry Driscoll

MEMBERS OF THE PUBLIC: None

APPROVAL OF PAST MEETING MINUTES:

After review, the meeting minutes of October 3, 2023, were approved as amended; *motion by Blanchard; seconded by DesMarais; unanimous.*

PUBLIC COMMENTS: (None)

SHORT-TERM RENTAL ORDINANCE DEFINITION REVIEW:

The Planning Commission reviewed the section on “Definitions” of the STR draft. (See revised section on Definitions per email.)

Introduction: Okay as written.

Advertising: changes to include “manipulate an audience” delete everything after various media. Discussion followed about media.

Approved Bedrooms: Okay as written.

Bedroom: Delete last two sentences.

Dwelling Unit: add “habitable space” talked about using definition wording from the Winhall Zoning Regs for continuity. Note: discussion followed about dwelling units as public buildings which placed them under the jurisdiction of Fire & Safety requiring inspection and change of use. The WPC decided to place this paragraph under the VT Fire & Safety section.

Good Neighbor Guidelines Policy: Rewrite- “a document for the benefit of neighbors and guests using the STR that details rules of conduct.”

Licensee: Okay as written. Discussion followed.

Natural Person: Okay as written. Discussion followed.

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Occupancy add “Capacity: Rewrite- “means the maximum number of persons that can occupy the dwelling unit.” Discussion followed about septic capacity and health permits.

Owner: Okay as written. Discussion followed about LLC’s buying up lower priced properties to rent on short-term platforms.

Owner’s Agent: Delete last sentence. Discussion followed about listing the agent’s information in the house versus outside the house as a potential privacy matter.

Owner Occupied: Okay as written.

Public Building: Okay as written.

Short-Term Rental: Okay as written. Discussion followed about the numerous dwelling units that are available for STR.

Timeshares: Discussed deleting this definition as timeshares are not STR uses.

STR Administrator: Okay as written. Discussion followed about potential duties of an administrator. Appeals go to the Selectboard.

Unreasonable Noise: Discussed a rewrite using the noise language under Section 414.3- Performance Standards of the Winhall Zoning Regulations which included a maximum noise level chart in decibels. The Town of Winhall also had a noise ordinance in place which the police enforced if necessary.

RFP SUBMISSIONS:

Gisquet handed out the three (3) RFP bids from companies- GovOs, Granicus, and Rentalscape- to manage short-term rentals in Winhall; in addition, Gisquet submitted an evaluation form to help the Planning Commission members review the proposals on their own.

CORRESPONDENCE:

The Planning Commission received a letter from Russel Lange, a High Meadow homeowner, commenting on benefits, concerns, and alternatives to current thoughts on short-term rentals in Winhall.

ZONING ADMINISTRATOR UPDATE:

The Zoning Administrator reported to date she had issued (61) zoning permits for a variety of projects. There were many permits issued for accessory buildings of all types and descriptions.

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

Lucia Wing

Lucia Wing, Secretary
Winhall Planning Commission

Marcel Gisquet, Chair

11-13-23

For the Planning Commission

Date