

Winhall Planning Commission
Bondville, Vermont 05340
Meeting minutes for Tuesday, December 6, 2016

PRESENT: Marcel Gisquet, Tami Blanchard, Pat Glabach, Cliff DesMarais, Lucia Wing, Bob McIntyre

ABSENT: Jerry Driscoll

MEMBERS OF THE PUBLIC: Jeremy Dworkin, Dave Lyon

CALL TO ORDER: Gisquet called the meeting to order at 7:35 PM at the Town Hall.

APPROVAL OF PAST MEETING MINUTES:After review, the Planning Commission approved the meeting minutes of November 15, 2016 as presented; *motion by Driscoll; seconded by DesMarais; unanimous.*

PUBLIC COMMENTS: (None)

MEETING WITH LYON & ATTORNEY DWORKIN:The Planning Commission met at the request of Attorney Jeremy Dworkin and Dave Lyon to re-open discussion regarding a bed & breakfast at #11 Founders Hill Road located in the recreational zone. In 2013 Lynn Andreen and David Lyon had been denied a conditional use permit by the Zoning Board of Adjustment for a bed & breakfast and yoga studio. The Planning Commission asked how this permit would be substantially different from the previous one. Attorney Dworkin stated that Andreen/Lyon planned to rent their four rooms which fulfilled all State requirements and not operate a yoga business which would take away the commercial aspect. They had widened their parking area and after discussion agreed to apply for six parking spots (not eight) with their two cars in the garage; discussion followed relative to parking conditions in the past. According to the Winhall Zoning Regulations, Article II, a bed & breakfast was a dwelling in which up to six bedrooms were rented on a daily or weekly basis to transients; different from a hotel/motel in that the owner(s) lived in the bed & breakfast and the use did not change the residential character of the neighborhood or area; food service was for guests only. A bed & breakfast in the recreational zone would require conditional use review by the ZBA. The WPC and Dworkin discussed Air B&B and the number of homes in Winhall on the website; Andreen/Lyon planned to put their home on the site if approved. Further discussion included other websites similar to Air B&B; discontinuing their current website; Stratton Covenants which were not part of the zoning permit process in Winhall; State compliance; parking, traffic flow, and the residential nature of the neighborhood. Andreen/Lyon would submit a zoning application for a bed & breakfast the following week to be reviewed and denied by the Zoning Administrator pending conditional use review by the ZBA.

CONTINUED REVIEW ZONING REGULATIONS:The Planning Commission continued review of Section 416: Signs. They discussed signs on buildings including just lettering, logos, and percentage of signs based on the size of the building; they liked 15% but would look at existing signs on buildings before making a definitive decision. They brought up the large sign on the side of the Winhall Real Estate building as an example. Under Section 416.2(b)- Signs in Transient Lodging, Commercial or Village Districts to read “*One (1) twenty (20) square foot free standing sign on each side located on the premises. Each parcel may have one additional sign on the building to serve all uses; the sign may not exceed sixty (60) square feet.*”

OTHER BUSINESS:The Planning Commission agreed to cancel the meeting on December 20th due to the Holidays and resume on January 3rd.

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

Lucia Wing, Secretary
Winhall Planning Commission

For the Planning Commission

Date