

Winhall Planning Commission
“Meeting Minutes for Tuesday, December 19, 2023

PRESENT: Marcel Gisquet, Lucia Wing, Phil Fitzpatrick, Tami Blanchard

ABSENT: Jeff Yates, Cliff DesMarais

MEMBERS OF THE PUBLIC: Peter Strife

CALL TO ORDER: Gisquet opened the Planning Commission meeting to order at 7:30PM at the Town Hall in Bondville.

APPROVAL OF PAST MEETING MINUTES:

After review, the meeting minutes of November 21, 2023, were approved as amended; *motion by Fitzpatrick; seconded by Blanchard; unanimous.*

PUBLIC COMMENTS: (None)

PUBLIC HEARING: TOWN PLAN AMENDMENT:

At 7:45PM Gisquet opened the Public Hearing to consider an amendment to the “Village of Bondville” section of the Winhall Town Plan to make it possible to designate a “Village Center.” The amendment, as proposed, was considered consistent with the objectives of the Town Plan and goals established in 24 V.S.A. Section 4302. The amendment, as proposed, would allow Winhall to submit an application to the Vermont Department of Housing & Community Development (DHCD) for a Village Center Designation.

The Planning Commission reviewed three (3) proposed additions to the Village of Bondville section of the Town Plan to conform to the DHCD program application guidelines.

- 1) *Added to Village of Bondville:* “Bondville is designated as a Village District in Winhall’s Land Use Plan.”

- 2) *Added to Village Policies: #4-*“In order to support the continued vitality of the Village of Bondville, the Town intends to apply for a Village Center Designation. The Village Center Designation will support the Town’s efforts to preserve and revitalize the historic village center of Bondville and will further the statewide planning goal of planning for development so as to maintain the historic settlement pattern of compact village and urban centers separated by rural countryside.”

- 3) *Added to Village Recommendations: #3*–“Submit an application for a Village Center Designation for the Village of Bondville with the Vermont Department of Housing & Community Development.”

Discussion included historic implications of #2 above; expanding the Village Zone as currently defined; and benefits of a Village Center Designation. For example, historic tax credits; code improvement tax credits up to \$50,000; consideration for municipal Planning Grants, historic preservation grants, wastewater loans, and various other State grants and exemptions.

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The Planning Commission resolved to forward to the Selectboard for adoption the proposed “Village of Bondville” section as written; *motion by Blanchard; seconded by Fitzpatrick; unanimous.*

STR CONTRACT RECOMMENDATION:

After review and discussion about the overall benefits of contracting with GovOs, the Planning Commission agreed to recommend to the Selectboard that the Town hire GovOs to manage short-term rentals in Winhall.; *motion by Blanchard; seconded by Fitzpatrick; unanimous.*

PLANNING & ZONING BUDGET UPDATES 24/25:

Gisquet reported on 24/25 budget items to go into effect on July 1, 2024. A new revenue line item was added- STR License Fees. A new expense category was added- STR Administrator Expenses consisting of STR Contractor, STR Administrator, and Secretarial Services. Also added were an STR Reserve Fund and a Housing Reserve Fund. WPC expenses increased from \$13,000 to \$15,000; ZBA expenses increased from \$2,350 to \$3,250; and an increase in stipends to Planning Commission members for meeting participation.

OTHER BUSINESS:

The WPC agreed to cancel their meeting on 1/2/24. The next meeting was scheduled for 1/16/24. Wing would post notices around Town.

CORRESPONDENCE:

(None)

ZONING ADMINSTRATOR UPDATE:

The Zoning Administrator reported to date she had issued (70) zoning permits for a variety of projects including issuance of a vendor's license.

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

Lucia Wing

Lucia Wing, Secretary
Winhall Planning Commission

Marcel Gisquet
For the Planning Commission

Date: 1/18/24