

Winhall Planning Commission
Bondville, Vermont 05340

Meeting minutes for Tuesday, September 5, 2023

PRESENT: Jeff Yates, Tami Blanchard, Lucia Wing, Cliff DesMarais

ABSENT: Marcel Gisquet, Jerry Driscoll, Phil Fitzpatrick

MEMBERS OF PUBLIC: None

PUBLIC COMMENTS: None

APPROVAL OF PAST MEETING MINUTES:

After review, the Planning Commission approved the meeting minutes of August 15, 2023, as amended; *motion by Yates; seconded by DesMarais; unanimous.*


REVIEW STR COMMITTEE DRAFT:


The Planning Commission began review of the Preliminary Draft (9-1-23) of the Short-Term Rental Ordinance which the 3-member STR Planning Committee had been revising. The STR draft was comprised of several sections including sections on “Authority, Applicability, Interpretation, Severability, and Purpose” as required; a section on “Definitions;” and a section on “Required Licensing and Approvals and Occupancy Capacity Limits.” In addition, there was a section on Vermont Fire & Safety with access to a State link; a section on “Submission Requirements” including how to apply for an STR license, certificate of rental insurance, posting, owner, and capacity limitations among other information; a section on STR License Types & Fees; a section on Violations and Penalties; and sections on Enforcement, Appeals, and Amendments. The WPC agreed to read the draft thoroughly as they had just received the information, make notes, and come back to the meeting on 9/19 ready to discuss changes or additions to the draft. Discussion followed relative to the RFP out for bid with questions due on 9/1.

ZONING REPORT:

The Zoning Administrator reported she had issued (55) permits to date for a variety of projects including renovations, accessory buildings, additions, garages, decks, and single-family homes.

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


Lucia Wing, Secretary
Winhall Planning Commission



For the Planning Commission

9/19/23

Date

Winhall Planning Commission
“Meeting Minutes for Tuesday, August 15, 2023

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

ABSENT: Jerry Driscoll

MEMBERS OF THE PUBLIC: Cheyenne Pugliese, Erik Moses & Glauke Cooijmans

APPROVAL OF PAST MEETING MINUTES:

After review, the meeting minutes of August 1, 2023, were approved as presented; *motion by Blanchard; seconded by Yates; unanimous.*

CHEYENNE PUGLIESE: PROPOSED 8-LOT “MAJOR” SUBDIVISION: INFORMAL SKETCH PLAN REVIEW:

Cheyenne Pugliese came before the Planning Commission with a proposal for an 8-lot major subdivision on a (27) acre parcel she owned located off Winhall Condo Road. She submitted an overall sketch plan drawn by Brian Rapanotti, Vermont Licensed Designer. Discussion included lot numbers; lot sizes (all lots exceeded one acre required in the residential zone); mapped wetlands as delineated by State representative onsite; phases (the WPC recommended no phasing and approving the subdivision in its entirety); wastewater permits; shared septic; shared wells; no Act 250 required as proposal was under ten lots; road frontage- one back lot was allowed; stormwater permits; and pond not considered a wetland by the State.

The WPC reviewed the map including proposed subdivision road, house sites, and proposed fire hydrant including emergency access. Pugliese stated she wanted to keep the houses modest; keep the subdivision road as narrow as possible; and maintain the rural character of the area. Gisquet explained Pugliese could ask for a waiver from the 24 ft. traveled way. Gisquet pointed out removing the wetlands, river corridor, pond, and steep slopes from the lot plan still allowed enough acreage for (8) lots. The next step was for Pugliese to schedule a formal sketch plan review. In the meantime, she would review the location of the subdivision road and lot lines.

**MOSES/COOIJAMS: PROPOSED 2-LOT "MINOR" SUBDIVISION:
INFORMAL SKETCH PLAN REVIEW:**

Erik Moses and Glauke Cooijams came before the Planning Commission to discuss a proposal for a minor 2-lot subdivision consisting of approx. 1.50 acres each. They owned a 10.97-acre parcel located at #143 Upper Taylor Hill Road with several structures on it. Moses explained they wanted to develop the two lots without disrupting their land. Discussion followed about obtaining a wastewater/water supply permit from the State. The WPC would require one common access for the two lots off Upper Taylor Hill Road; impacts of streams onsite; and obtaining a survey. Moses and Cooijams thanked the WPC and would start the process by getting a survey. They would keep the WPC informed.

STR & VT FIRE & BUILDING SAFETY CODE: CHAPTERS 26 & 43:

Gisquet reported on State guidelines relative to short-term rentals and fire & safety inspections. No inspection was required if the STR had 8 or less occupants or was in use prior to the effective date of the Code (10/10/2016). The Code would require the completion and posting of a self-attestation form- "Short-Term Rental Safety & Financial Obligations." Existing structures with 9-16 occupants would require a change of use permit and certificate of occupancy from the Division of Fire Safety.

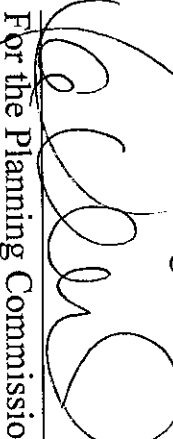
New construction would require a "Construction Permit" from the Division of Fire Safety for 0-16 occupants.

ZONING ADMINISTRATOR UPDATE:

The Zoning Administrator reported to date she had issued (50) zoning permits for a variety of projects.

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

Lucia Wing
Lucia Wing, Secretary
Winhall Planning Commission



For the Planning Commission

9/18/23

Date

**Winhall Planning Commission
Bondville, Vermont 05340**

Meeting minutes for Tuesday, August 1, 2023

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

ABSENT: Jerry Driscoll, Cliff DesMarais

MEMBERS OF PUBLIC: None

PUBLIC COMMENTS: None

APPROVAL OF PAST MEETING MINUTES:

After review, the Planning Commission approved the meeting minutes of July 18, 2023, as presented; *motion by Yates; seconded by Blanchard; unanimous.*

REPORT ON FY 2024 PLANNING GRANT:

Gisquet reported he had reapplied for an FY24 Municipal Planning Grant and would forward the required resolution to the Selectboard for their approval and signatures. The Grant would help toward the revision of the Winhall Town Plan which would incorporate all the required updates and information from the Windham Regional Commission.

NEW MEMBER EMPLOYMENT FORM:

Planning members Jeff Yates and Phil Fitzpatrick acknowledged they had received the above forms and would fill out the required paperwork to receive payment for the yearly WPC meeting stipends.

REVIEW STR ORDINANCE:

The Planning Commission reviewed the draft of the Short-Term Rental Ordinance which the 3-member STR Planning Committee had drafted and reviewed prior to sharing it with the rest of the Board. The STR draft was comprised of (3) parts: Part 1 included sections on “Authority, Applicability, Interpretation, Severability, and Purpose” as required. Part 2 included a section on “Definitions.” Part 3 included sections on “Required Licensing and Approvals and Occupancy Capacity.” Discussion and review of the draft included editing content; language changes for clarification; STR impacts on neighborhoods and local businesses; orderly development; affordable housing matters; capping STR Licenses; STR impacts on local economy;

preserving the character of the community; role of the STR Administrator; role of the Town; and occupancy based on septic capacity. Gisquet would make the changes to the draft as discussed and prepare a new draft and material for the next STR Committee meeting.

ZONING REPORT:

The Zoning Administrator reported she had issued (45) permits to date including (8) permits for new single-family homes.

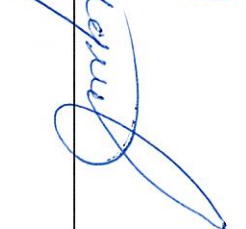
As there was no other business, the Planning Commission adjourned the meeting.



Lucia Wing, Secretary
Winhall Planning Commission



For the Planning Commission



8-15-23

Date

Winhall Planning Commission
“Meeting Minutes for Tuesday, July 18, 2023

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

ABSENT: Jerry Driscoll

MEMBERS OF THE PUBLIC: Lucy & Darrel Sherburne

APPROVAL OF PAST MEETING MINUTES:

After review, the meeting minutes of June 6, 2023, were approved as presented; *motion by Blanchard; seconded by Yates; unanimous.*

SHERBURNE: PROPOSED 2-LOT SUBDIVISION: INFORMAL SKETCH

PLAN REVIEW:

Lucy & Darrel Sherburne, owners of Lincoln Maple Hardware, adjoining restaurant, and cottage located at #1 River Road came before the Planning Commission proposing a 2-lot subdivision of their property located in the Village Zone. They planned to subdivide a 150' by 150' lot (22,500 sq. ft.) with the existing 3-bedroom cottage from their existing property consisting of 3.40 acres and sell it to the current tenant of the cottage.

The WPC noted that ½ acre lots were permitted in the Village Zone with 0 front setback and 15' from the side and back property line. Discussion followed relative to permitting septic allocation from the existing shared WW Permit of 32,000 gal per day; creating a deeded 50' wide easement to provide the new lot required frontage and access to the cottage from River Road; and developing language in the deed specific to the maintenance of the shared well, septic, and road.

Sherburne and the WPC reviewed the map presented with suggested changes. Sherburne would notify Gisque when the proposed sketch of the new mylar was ready to be reviewed. The WPC would require a mylar, depicting the subdivision, for recording in the Land Records. Sherburne would move forward and officially apply for the 2-lot subdivision.

REVIEW REQUEST FOR PROPOSAL (RFP):

The Planning Commission reviewed the RFP which Gisque & the Town Administrator had developed, reviewed, and revised for accuracy to send out to qualified bidders including GovOs and other compliance companies. Discussion followed relative to the (10) points in the RFP including: identifying, confirming,

licensing, and monitoring STR's; setting up a hotline; training & support technology; insuring security systems; developing partnerships; and using a summary as well as the Town Ordinance drafted by the WPC. Gisquet brought up the current Winhall Noise Ordinance as an immediate way to enforce abuse by STR renters by levying fees against them by the Winhall Police as part of enforcement of the existing Noise Ordinance. The Planning Commission agreed. The Town Administrator would send out the RFP with questions due by September 1st and bids by October 2nd.

SHORT-TERM RENTAL ORDINANCE: DISCUSSION:

The Planning Commission reviewed material for consideration in a draft of the purpose of inclusion in the Winhall Short-Term Rental Ordinance. Sections would include- "Enactment, Purpose, Applicability, Interpretation, and Severability." After review, the WPC suggested revisions. Discussion followed regarding the definition of a "dwelling unit," "natural person," and "premises;" the multifaceted concept of property values and how they are affected by STR's; as well as compliance which included parking, noise, trash, providing a contact person, community concerns, transient uses in residential areas, enforcement, occupancy, and reduction of long-term housing. After review of several Ordinances in effect including Woodstock and Killington, the WPC agreed to reinstate the STR Committee consisting of Gisquet, Blanchard, and Yates to draft an Ordinance to be reviewed by the Planning Commission at a later meeting. The current attempt at drafting as a Board was not productive. Limitations with the open meeting law prevented the Board from exchanging ideas outside a scheduled meeting. Two hours twice a month to deliberate and come to a consensus was not enough to produce progress.


ZONING ADMINISTRATOR UPDATE:

The Zoning Administrator reported to date she had issued (8) zoning permits for single family residences, a record! As there was no further business, the Planning Commission adjourned the meeting.

Lucia Wing, Secretary Winhall Planning Commission



For the Planning Commission



Date

Winhall Planning Commission
Bondville, Vermont 05340
Meeting minutes for Tuesday, June 6, 2023

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

ABSENT: Jerry Driscoll, Phil Fitzpatrick

MEMBERS OF PUBLIC: Mike Brazis (Red Fox)

PUBLIC COMMENTS: None

APPROVAL OF PAST MEETING MINUTES:

After review, the Planning Commission approved the meeting minutes of April 18, 2023 as amended; *motion by DesMarais; seconded by Yates; unanimous.*

RED FOX INN & RESTAURANT PRESENTATION:

Mike Brazis, new owner of the Red Fox Inn & Restaurant, presented his plans to the Planning Commission. Braziz introduced himself stating he had owned property on Benson Fuller Road for several years and was very familiar with the restaurant business. He explained he had purchased the Red Fox in the fall. Inspection by Fire & Safety revealed electrical violations and plumbing issues. Work was currently underway to correct those. Braziz planned to apply for a zoning permit when he began making improvements to the existing structures. His vision was to “bring back” the Red Fox as a “gathering place” for the local community as well as for visitors to Winhall. He planned to be fully operational by fall. The WPC thanked Brazis for his presentation, and all looked forward to the opening.

UPDATE & ADOPT STR RESOLUTION:

The Planning Commission reviewed the STR draft of the above. Review included editing, clarification, content, language changes, mitigating impacts on neighborhoods and local businesses, orderly development, affordable housing matters, limiting STR licenses, ordinance versus policy, local economy, preserving character of the area, and occupancy. Gisquet would make the changes to the draft as discussed and distribute it to the Planning Commission for adoption.

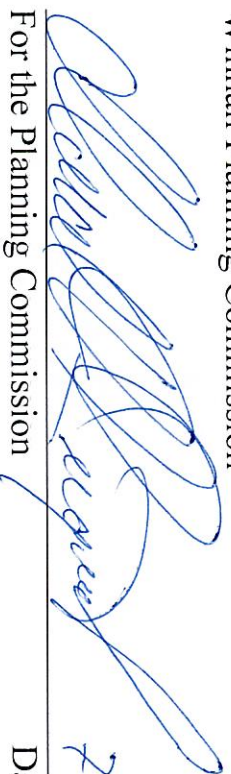
Further discussion included developing an RFP to hire an outside company to identify STR locations; provide a list; establish yearly fees; licensing; help with compliance; and resolving complaints.

ZONING REPORT:

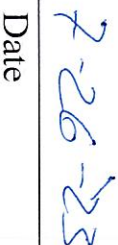
The Zoning Administrator reported she had issued (31) permits to date including (5) permits for new single-family homes.

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


Lucia Wing, Secretary
Winhall Planning Commission



For the Planning Commission


Date

Winhall Planning Commission
“Meeting Minutes for Tuesday, May 16, 2023

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

The members welcomed new WPC member Phil Fitzpatrick.

ABSENT: Jerry Driscoll

MEMBERS OF THE PUBLIC: Justin Rank, Eric Burdge, Robin Apps

APPROVAL OF PAST MEETING MINUTES:

After review, the meeting minutes of April 18, 2023, were approved as presented; *motion by Blanchard; seconded by Fitzpatrick; unanimous.*

MIKE BRAZIS: RED FOX INN & TAVERN:

Brazis had requested to be on the agenda to introduce himself to the Planning Commission and present his vision of what the Red Fox would look like under his ownership. He let Gisquet know he could not be at the meeting and asked to be on the agenda for the next meeting.

SHORT-TERM RENTALS: DISCUSSION:

Justin Rank, a homeowner in High Meadow, was interested in what the Town of Winhall planned for short term rentals as did Eric Burdge who planned on buying acreage off Old Peru Road and potentially turning it into short term rental space. Rank owned an STR on Benson Fuller Road. He spoke about his experiences with STR's and the importance of being a “good neighbor.” Robin Apps (Sotheby's Real Estate) also commented relative to her experience with STR's and the market in general.

Gisquet gave an update to the members of the public present. He planned to speak with GovOS and participate in a demo of their platform via Zoom the following day and would report back. The WPC potentially planned to hire a company to ID all STR's in Winhall and eventually register them and have them monitor STR activity including handling complaints. Discussion included a registration system; fees to charge; a tiered system whereby residents who occupied their homes and rented would pay a different fee than non-resident owners; setting limitations on how many STR's the Town would allow; and limiting how many STR's an entity could own.

Other discussion included compliance, parking, noise, trash, providing a contact person, community concerns, transient uses in residential areas, enforcement, occupancy, reduction of long-term housing, and feedback from residents and non-residents. All agreed finding a balance was central to managing STR's successfully.

Gisquet reported he was working on an "Request for Proposal" with the Town Administrator; money had been budgeted to hire an outside company. Yates added the STR Committee had developed an outline for an STR ordinance. Gisquet stated that at the next meeting the Planning Commission would update and approve the existing "Winhall Policy Resolution for Short-Term Rentals" and post it on the Town website.


ZONING ADMINISTRATOR UPDATE:

The Zoning Administrator reported to date 27 zoning permits had been issued for a variety of projects. Zoning permits were now submitted regularly by homeowners wanting to improve their properties.

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


Lucia Wing, Secretary
Winhall Planning Commission


For the Planning Commission


Date

Winhall Planning Commission
Bondville, Vermont 05340

Meeting minutes for Tuesday, April 18, 2023

PRESENT: Marcel Gisquet, Jerry Driscoll, Cliff DesMarais, Lucia Wing

ABSENT: Jeff Yates, Tami Blanchard

MEMBERS OF PUBLIC: None

PUBLIC COMMENTS: None

APPROVAL OF PAST MEETING MINUTES:

After review, the Planning Commission approved the meeting minutes of April 4, 2023 as presented; *motion by Cliff DesMarais; seconded by Driscoll; unanimous.*

TOWN PLAN GRANT:

Gisquet reported Winhall did not receive the State grant funding to revise the Winhall Town Plan. After discussion, the Planning Commission decided to update its own Plan with an emphasis on housing and establishing a Designated Village Center; the WPC agreed they could contact the Windham Regional Commission for feedback. Suggestions to upgrade the Town Plan included looking at transportation needs, factual corrections, and reviewing any other areas that needed further clarification or expansion. The WPC would begin to formulate a working plan.

SHORT-TERM RENTALS: DISCUSSION:

The Planning Commission discussed the direction for using dwellings as short-term rentals in Winhall. The WPC agreed they did not want to take away residents and non-residents' current existing uses of dwellings as short-term rentals.

Moving forward, the PC wanted to limit short term rentals for non-residents and limit the total number. The PC did not want to limit short rentals for Winhall residents living on their own properties. Further discussion included hiring an outside company to identify short term rental locations; provide a list; establish yearly fees; and conduct a survey to see how people felt about the direction of short-term rentals in Winhall.

STORMWATER: DISCUSSION:

Gisquet brought up the new State rules involving stormwater regulations and the impacts for failing to stay current; discussion followed.

RED FOX INN & TAVERN:

Gisquet reported he had met with one of the new owners of the Red Fox to see if they needed any Town permits. Based on a walk-thru, the work conducted at the Inn was to correct electrical violations found by Fire & Safety. Work conducted at the Tavern was to correct plumbing violations found during the inspection. No other work was in progress. There was discussion about improvements to the Inn which would require a zoning permit. Gisquet urged the owners to attend a Planning meeting to give the members an overview of current plans and to understand the process of permitting as a pre-existing, non-conforming use.

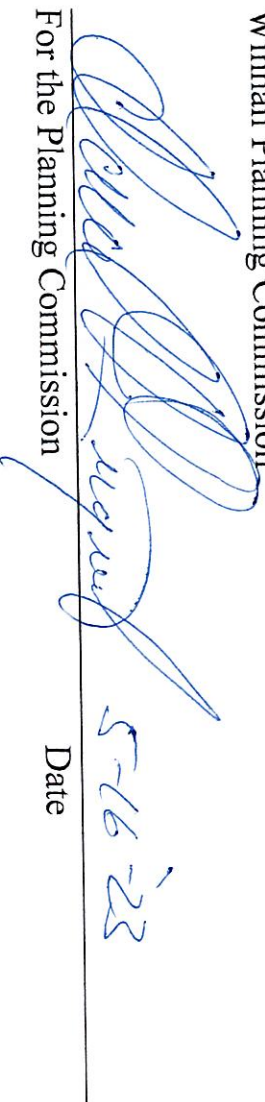
ZONING REPORT:

The Zoning Administrator reported she had issued (17) permits to date with daily inquiries about new projects requiring permits.

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



Marcel Gisquet, Chair
Winhall Planning Commission


Date 5-16-23

For the Planning Commission

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Winhall Planning Commission
"Meeting Minutes for Tuesday, April 4, 2023"

PRESENT: Lucia Wing, Cliff DesMarais, Jeff Yates, Tarni Blanchard

ABSENT: Marcel Gisquet, Jerry Driscoll

MEMBERS OF THE PUBLIC: None

APPROVAL OF PAST MEETING MINUTES:

After review, the meeting minutes of February 7 and March 21, 2023, were approved as presented; *motion by Yates; seconded by DesMarais; unanimous.*

PUBLIC COMMENTS: None

RATIFY BOUNDARY LINE ADJUSTMENTS:

1) After review of the Beckerman/Stratton Corporation boundary line adjustment- (Tax Map 12, Bloc 7, Lot 13 & Tax Map 12, Bloc 7, Lot 14) approved at the March 21, 2023, Planning Commission meeting, *DesMarais made the motion to ratify the vote taken at that meeting; seconded by Yates; unanimous.*

2) After review of the Barbara Peterson Parker Boundary Line Adjustment for two (2) contiguous lots (Tax Map 1, Bloc 00, Lots 10 & 11) located on Deep Woods Circle approved at the March 21, 2023, Planning Commission meeting, *DesMarais made the motion to ratify the vote taken at that meeting; seconded by Yates; unanimous.*

ZONING ADMINISTRATOR UPDATE:

The Zoning Administrator reported to date 13 zoning permits had been issued for a variety of projects. It was early, but homeowners were making inquiries via email and phone conversations.

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

Lucia Wing
Lucia Wing, Secretary
Winhall Planning Commission
Lucia Wing
For the Planning Commission

4-18-23
Date WINHALL TOWN CLERK'S OFFICE

BOOK: 87 PAGE: 522
DATE: Apr 19 2023 TIME: 3:04 PM
ATTEST: *Elizabeth Grant*
ELIZABETH GRANT WINHALL TOWN CLERK

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Winhall Planning Commission
Bondville, Vermont 05340

Meeting minutes for Tuesday, March 21, 2023

PRESENT: Marcel Gisquet, Jerry Driscoll (By Speaker Phone), Jeff Yates, Tami Blanchard

ABSENT: Cliff DesMarais, Lucia Wing

MEMBERS OF PUBLIC: Marilyn Hand (Agent for Ken & Joann Beckerman, Jeff Cavagnino (Agent for Stratton Corp.) Barbara Parker, Robin Apps, Tim Taylor, Ryan Downey (Surveyor), Phil Fitzpatrick

PUBLIC COMMENTS: None

APPROVAL OF PAST MEETING MINUTES: Tabled

CALL TO ORDER: Gisquet opened the meeting at 7:30 PM at the Town Hall in Bondville and explained to those present that the Planning Commission did not have a quorum and that the required 4th person would not be present until 8:30PM at which time the WPC would bring them up to date with the proceedings before taking a vote on the boundary line adjustments. Gisquet stated this would allow presentations to be made by the applicants and information to be gathered to then present it to the 4th member when he arrived. Everyone present was in agreement to proceed on that basis.

At 8:15 PM the 4th member informed the PC that they would not be able to make it to the meeting as planned. Gisquet called another absent member, Jerry Driscoll, who then participated on speaker phone and listened to the information about the boundary line adjustments and asked some questions about density which was answered. It was during this deliberative session with a quorum of the PC that motions were made and voting took place.

BECKERMAN/STRATTON BOUNDARY LINE ADJUSTMENT:

Ken & Joann Beckerman and Stratton Corporation applied for a boundary line adjustment (BLA) to their respective parcels to settle and infringement on a portion of two (2) Beckerman lots by the golf course which was owned by Stratton Corporation.

WINHALL TOWN CLERK'S OFFICE

BOOK: P7 PAGE: 519-521

DATE: April 19, 2023 TIME: 8:00 AM

ATTEST: [Signature]

ELIZABETH SKRANT WINHALL TOWN CLERK

The parcels in question were depicted on a survey titled, "Boundary Line Adjustment Survey showing the lands of Kenneth D. & Joann Beckerman conveyed to the Stratton Corporation" prepared by Ryan Downey of Point of Beginning Land Surveying and Consulting Inc. dated 2-21-2023, project #20-83.

Beckerman, Lot E1, (tax map #12, Bloc 7, Lot 13) was ceding .42 acres and Lot E2 (house lot), (tax map 12, Bloc 7, Lot 14) was ceding .04 acres to the adjacent parcel (Tax map 12, Bloc 7, L31) owned by Stratton Corporation. This had the effect of making Lot E1 & E2 less than the one-acre minimum lot size in the residential zone. Beckerman proposed to merge Lot 1 with Lot 2 making one lot which conformed to the zoning requirements. The Stratton Corporation parcel became larger.

After review, *Blanchard made the motion to approve the proposed BLA on the condition that Lot E1 be merged with Lot E2 and a new survey be prepared for filing that showed Lot(s) E1 & E2 merged; seconded by Yates; unanimous.*

BARBARA PETERSON PARKER: BOUNDARY LINE

ADJUSTMENT:

Barbara Peterson Parker had applied for a Boundary Line Adjustment (BLA) for two contiguous lots she owned on Deep Woods Circle, (Tax map 1, Bloc 00, Lots 10 & 11) the purpose of which was to control the view to benefit her house on (Tax map 1, Bloc 00, Lot 10).

The two parcels are depicted on a survey titled, "Boundary Line Adjustment Survey of 2 Parcels Owned by Barbara Peterson Parker" prepared by Ryan Downey of Point of Beginning Land Surveying and Consulting dated 2-21-2018, project #18-20.

Parker was ceding .18 acres from Lot 11 to benefit Lot 10. Both lots, after the BLA, complied to minimum lot size in the residential zone.

After review, *Blanchard made the motion to approve the proposed BLA on condition that the portion of land ceded be merged into the house lot and may not remain as a separate lot; seconded by Yates; unanimous.*

TIM TAYLOR:

The discussion was conducted without a quorum with no decisions taken; the discussion was for information only. Taylor came before the Planning Commission to inquire about the feasibility of building employee housing for the staff at the Mountain School at Winhall and possibly for other Town staffing as well. Taylor explained staff housing was difficult to afford or find. The Planning Commission would support such an initiative and felt the best mechanism under the Winhall Zoning Regulations would be to create a Planned Unit Development (PUD). Blanchard recommended Taylor consult with Julie Isaacs, Selectboard member, who was organizing a housing committee. There was further discussion about including the school location as part of a Village Designated Center which would open up expedited State permitting and financial incentives. The WPC also recommended Taylor conduct a feasibility study to determine the capacity of the site to support a wastewater system.

PHIL FITZPATRICK:

Phil Fitzpatrick had previously expressed an interest in serving as a volunteer on one of the Town Boards and attended a Planning Commission meeting at the invitation of Gisquet. Fitzpatrick introduced himself to the WPC and talked about his background in Town governance and his business enterprises. Gisquet invited him to attend a following PC meeting in April. The WPC had a vacancy which needed to be filled and was looking for a qualified member.

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

Marcel Gisquet, Chair
Winhall Planning Commission



4-5-23

For the Planning Commission

Date

Winhall Planning Commission
“Meeting Minutes for Tuesday, February 7, 2023

PRESENT: Marcel Gisquet, Cliff DesMarais, Lucia Wing, Jeff Yates

ABSENT: Tami Blanchard, Jerry Driscoll

MEMBERS OF THE PUBLIC: None

APPROVAL OF PAST MEETING MINUTES:

After review, the meeting minutes of December 6, 2022, were approved as presented; *motion by Yates; seconded by DesMarais; unanimous.*

PUBLIC COMMENTS: None

REPORT ON GRANT FOR RENEWAL OF WINHALL TOWN PLAN:

Gisquet reported he had not yet heard back from the Windham Regional Commission relative to the grant for assistance on renewing the Town Plan. Apparently, the State had delayed releasing funds. Therefore, no communication from the WRC. Bachler, the designated grant administrator, was looking for input on increased demand for housing (also known as “work force housing”) in Winhall and designating Bondville as a “Village Designation Center.” Discussion followed; no Act 250 would be required; it would be less demanding for developers who would be eligible for housing tax credits and other from the State. The WPC commented they liked the idea of housing apartment units with rent control.

STR COMMITTEE REPORT:

The Planning Commission discussed the direction the STR Committee was considering. Discussion followed about the history of short-term rentals in Winhall starting with ski instructors who rented rooms in houses near the Stratton Resort. The STR Committee had discussed short term rentals must be offered by *residents* of Winhall; limiting investors and LLC’s; licensing; and grandfathered properties. Currently 60-70% of short-term rental owners were second homeowners. The Town of Andover had sent a copy of their short-term rental requirements and standards- Section 395 of their zoning bylaw. The STR Committee had a rough draft of a document put together by Yates who suggested finishing it and bringing it before the WPC for discussion and approval. Other Committee discussion had included the viability of septic systems and not renewing licenses if owners did not cooperate.

ZONING ADMINISTRATOR UPDATE:

To date, the Zoning Administrator had only issued a couple of zoning permits. It was early, but homeowners were making inquiries via email and phone conversations.

TOWN OF DORSET:

The Dorset Planning Commission was holding a hearing on 2/28 to receive public comments on proposed amendments to the Dorset Town Plan.


TIM TAYLOR: STRATTON MOUNTAIN SCHOOL:

Tim Taylor, Board of Trustees of the Mountain School, had emailed the Zoning Administrator relative to housing possibilities in Winhall. The WPC would invite Taylor to a meeting on 2/21/22 to get his input; discussion followed.

REVIEW WINHALL COMMUNITY SURVEY:

The WPC reviewed information in the above 1992 survey and found many points relevant for today.

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


Lucia Wing, Secretary
Winhall Planning Commission



For the Planning Commission



Date