

Members Present: Jeff Goodrich, Jaan Laaspere, Bob Pape, Christian Spalding, Ernie Ciccotelli, Vince Crow

Zoning Administrator: Steven True

Public Present: Pam Smith, Linda Addante, Robert Baum, Alan Rozycki, Heidi Classon, Lily Trajman, Brandon Classon, Matt Swett

Meeting Opened: 6:32 pm

1. Open Regular Meeting

2. Approve Agenda

Goodrich moved, seconded by Pape to approve the agenda with modifications

Motion passed 6-0

3. Public comment on items not on agenda

N/A

4. Correspondence

The PC acknowledged receipt of the correspondence included in the packet

5. Discussion of STR regulations

Laaspere stated that since 2020 the percentage of investor owned properties (not a primary residence) in the state of Vermont has risen from 7.5% to 31%. Currently there are no town regulations regarding short term rentals.

Goodrich expressed concern that there are no multifamily ordinances regarding long term rentals and would like to discuss as a future agenda item.

Some members of the public who own and operate short term rentals stated that currently there are very few houses currently on AirBNB and that renters have adhered the agreed upon code of conduct.

Other members of the public expressed concern that short term rentals can disrupt the communal environment of a neighborhood and are in direct opposition to affordable housing.

New regulations can either be added by updating the Zoning and Subdivision Regulations, or by establishing an Interim Bylaw, which is in effect for 2 years and requires a single public hearing with the Select Board. The Zoning Administrator will work on a definition for Short Term Rentals and options for regulations for a discussion at a future meeting.

6. Discussion of FY26 Municipal Planning Grant

The group discussed an upcoming application for the FY26 Municipal Planning Grant. True stated that he has discussed topics with PC members, including a Pedestrian Master Plan, surveying interest in a Municipal wastewater system, and an update to the Scenic Inventory. Applications are due 11/3, projects would be funded for 2 years and awarded in January '26. Money would go toward consultation for planning activities.

Goodrich moved, seconded by Pape, to endorse the Zoning Administrator to edit and create a Village Master Plan grant application, which may include, but not be limited to issues relating to Pedestrian Safety and Transportation, Housing and Affordable Housing, Septic and Wastewater, and Infrastructure.

Motion passed 6-0

(8:00 pm Goodrich left the meeting)

7. Capital Planning Project work plan

The group discussed the role of the PC in the town's capital planning and agreed that the PC will start with an asset inventory related to Utilities and Facilities, such as community facilities (buildings, sidewalks etc.), water supply, library, transmissions lines, storm drainages and future needs for facilities and services.

8. Approve minutes

Spaulding moved, seconded by Pape, to approve the minutes from 8/12/25

Motion passed 4-0 (Crow Abstained)

Pape moved, seconded by Crow, to approve the minutes from 9/9/25

Motion passed 5-0

9. Adjourn

Ciccotelli moved, seconded by Crow, to adjourn the meeting at 8:27pm

Motion passed 5-0

Future Regular Meeting – 10/14/25 at 6:30 pm at Tracy Hall (also accessible via Zoom)

Minutes by Vincent Crow on 10/3/25