

TOWN OF NEWFANE
PLANNING COMMISSION MEETING
MINUTES

June 24, 2019

COMMISSION MEMBERS PRESENT: Lynn Forrest, Bob McCandless, Ken Estey

DRB MEMBERS PRESENT: David Cotton, Walter Dadik, Gary Delius (left after meeting DRB called to order)

OTHERS IN ATTENDANCE: Angela Litchfield Sanborn – took notes during discussion

CALL TO ORDER

The meeting was called to order at 6:05 p.m. by Lynn Forrest

ADDITIONS/AMENDMENTS TO THE AGENDA

There were no additions to the agenda

MINUTES

Minutes for May meetings will be reviewed at July 8th meeting

NEW BUSINESS

The Planning Commissioners and DRB members (Development Review Board) discussed changes needed to the Zoning Bylaw regarding short term rentals. The current bylaws were written before the short term rental explosion (Airbnb, VRBO, Home Away, etc.) The process to amend, approve and adopt the zoning bylaw would take 60 to 90 days. The idea of issuing a one year conditional permit was discussed.

David Cotton will contact VLCT to find out if the DRB can issue a conditional permit with a time limit. The DRB will review bylaws from Springfield, Woodstock and Dummerston and give the Planning Commission their suggestion of what should be in the amended zoning bylaw.

See page two for items discussed.

Other bylaws that need to be addressed include set-backs, definitions of home businesses, tiny houses and enforcement and fines for non-compliance with zoning bylaws.

OLD BUSINESS

No old business was discussed

CORRESPONDENCE

No correspondence was received

ADJOURN

A motion was made by Bob and seconded by Ken to adjourn at 7:45 p.m. The motion carried unanimously by voice vote.

Short Term Rental Zoning Bylaw Discussion 2018-06-24

Issues

- Does owner live there? Full-time or Part-time
- Short term stay versus long term stay
- Whole use of structure without owner residing there
- Who are you renting to . . . Precautions?
- Owner occupied OR agent
- Individual owners versus corporation
- Inconsistencies
- Time limit on Conditional Use
- Short term rentals in Resource District

Suggestions / Thoughts

- Forming Structures / Guidelines
- Employing timelines / Permits
- Nothing can changes within structure or permit will expire
- Contracts?
- Can part of Meals & Room Taxes come back to Town?
- DRB be more strict on determinations for Applicants
- Write up regulations
- Clear and concise terminology for new Zoning Bylaw