

**Town of Cavendish Planning Commission
Appeal Hearing Minutes January 3, 2024
Cavendish Town Office, 37 High Street, Cavendish, VT**

Members Present: Tim Calabrese, Shirley Clark, Bruce McEnaney, Noah Schmidt, and Jeffrey Strange.

Members Absent: Miguel Seville

Members of Public: Rebekah Fontaine (Okemo Valley Television), Jason Rasmussen (MARC)

1. Call Meeting to order:

Tim Calabrese called the meeting to order at 6:30pm.

2. Adjust Agenda:

No adjustments were made.

3. Hear Citizens:

There were none.

4. Approve Meeting Minutes:

Shirley made a motion to pass the minutes for the public hearing on November 15, 2023 as written. Bruce seconded the motion and it was passed unanimously.

5. Review 2nd Draft for Proposed Subdivision Regulations:

Jason made the edits that were made by the board for them to review the new draft. Jason mentioned that the commission needs to figure out who the administration officer would be. He also tweaked section "P" referencing VT state law about what constitutes a Plat and what is required. Section 240 also saw some modifications and references state law and the process of what is required for proposed subdivisions. It also lays out the appeal process.

Jason's outstanding questions were regarding road standards. Jason believes we are consistent with town road standards and he just needs to confirm with the

Town Manager. Starting on Page 9 there are references to town road standards and VTRANS standards. Page 12 also references street lighting details. The road standards were the largest changes, pointing to the existing town road standards.

The waiver section was changed on page 24 which was changed to stay consistent with the language in state law. There is some flexibility with these standards that allows the planning commission to waive certain requirements that don't apply to specific developments.

Tim suggested that the commission open this up to the public and set a public hearing date sometime in April. The commission discussed place and time of the hearing.

6. Begin discussion on the impacts of short term rentals on the town and short term rental regulations. The SB has asked the PC to develop a recommendation for the Town:

Jason outlined what STR Registries are and what is going on around the state.

Noah added information on what is going on in Ludlow and around the state. There are third party companies that help municipalities to create and manage short term regulation, these are GovOS and Granicus. Noah also referred to the Vermont Short Term Rental Alliance VSTRA. Julie Marks is the founder of the organization and a great resource for municipalities. The commission is going to present to the Select Board about what direction they want to head. Safety was a main concern for the commission but implementing a registry with teeth and proper enforcement was a concern. Jason reiterated why the town should have a goal of what they are trying to accomplish. Jason mentioned Killington and Chester have good regulations that the town should look at.

7. Review Correspondence

None.

8. Other Business

The Energy Plan is coming back to the planning commission for another hearing because the commission needed to inform the surrounding towns. This will be a short hearing and Tim proposed that it take place at next month's meeting. There may also be a conditional use hearing coming down the pike for the old Black

River Produce building. This will be for Flood Hazard Regulations and should be straightforward because Tim believes it is only focusing on interior work.

9. Adjourn

Tim made a motion to adjourn, it was seconded by Bruce. The meeting closed at 7:15

Respectfully submitted Noah Schmidt.