

1 **TOWN OF CHESTER**
2 **PLANNING COMMISSION**
3 **June 19, 2023, Minutes**

4
5 **Commission Members Present:** Cathy Hasbrouck, Tim Roper, and Hugh Quinn at Town Hall.
6 Absent: John Cummings and Barre Pinske.

7
8 **Staff Present:** Preston Bristow, Zoning Administrator/Town Planner, at Town Hall; and Susan
9 Bailey, Recording Secretary, via Zoom.

10
11 **Citizens Present:** Randy Miles, Peter Hudkins, Bill Lindsay, and Lee Gustafson at Town Hall.

12 **Call to Order**

13
14
15 Chair Hugh Quinn called the meeting to order at 6:30 p.m. Hugh had heard from John that he
16 would not attend, and Barre had indicated he may attend by Zoom, but thought it unlikely. Hugh
17 noted changing the agenda was not listed as an item because it sometimes causes more problems
18 than it's worth but wondered if they should move the food truck item up so that Randy Miles did
19 not have to sit through the entire meeting. Preston said the open meeting law says if you're going
20 to change the agenda, do it at the beginning so the news media and others aren't caught by surprise.
21 Hugh made a motion to move item 5 after 2. Cathy seconded the motion. It carried unanimously.

22
23 **Agenda Item 1, Review and Approve Minutes from June 5, 2023, meeting**

24
25 Hugh moved and Tim seconded a motion to approve the June 5, 2023, minutes. Tim questioned
26 on page 2, line 34 "exempting winds of all types" should be wind turbines, wind facilities, or wind
27 installations. Sue said she would check but thought wind was what they said. Tim questioned page
28 4, line 10 the sentence indicating the grant was through January of this year and wondered if it was
29 next year. Hugh said it was 2024. Tim questioned page 8, line 45, "Hugh said it meant sense..."
30 should be made sense and Hugh agreed. The minutes were approved, as amended.

31
32 **Agenda Item 2, Citizen Comments**

33
34 There were no comments.

35
36 **Agenda Item 5, Discuss Bylaw for Proposed Food Trucks**

37
38 20 years ago, in Vermont, most bylaws did not permit food trucks. Times have changed and now
39 many view food trucks favorably. Sit-down restaurants are fewer and with tipping, food trucks are
40 becoming more appealing. He noted there hasn't been a run of food trucks, but the DRB struggles
41 because they aren't addressed in the bylaws. They currently have a guy named Michael Kennedy
42 selling food at the Chester Hardware parking lot on weekends. The DRB approved him for a 6-
43 month temporary permit, which is a mechanism in the bylaws. Smokin' Bowls in Rockingham is
44 having difficulty with their current situation and approached Randy Miles, who owns land on
45 Silvan Way just over the line on the Chester side. He previously had a landscape supply company

1 there. Preston said it was a flat piece of land at the junction of Silvan Way and Route 103 and
2 would be very easy to set up a food truck there. Sarah James has applied to the DRB for a 6-month
3 permit but would like to operate year-round as they have a lot of ski trade business. Randy has met
4 twice informally with the DRB and Sarah once and the DRB wants to find a way to approve it.
5 Preston said he made one mistake under item B, he said a seasonal or mobile use, the location
6 doesn't have to meet setbacks, but they don't want seasonal and want year-round. Preston asked if
7 it made sense to explore. Tim thought it made a lot of sense and you can get some good food at a
8 food truck. Hugh is a big fan of food trucks. Hugh noted Springfield has a few that operate. Preston
9 said in urban areas, food trucks are on public roads in parking spaces. The Planning Commission
10 doesn't control public roads, but the Selectboard does, and has been open to those ideas so far.
11 Preston clarified this was a food truck that would sit on private property and the property owner
12 signs the application with the food truck operator. Jason had sent Preston several samples of
13 regulations addressing food trucks and from that, he proposed: it wouldn't reduce the number of
14 parking spaces if they are needed for another use, doesn't have any signs permanently mounted on
15 the site, has limit on signs on vehicle, must have trash receptacles and manage food waste, must
16 conform to state health and safety codes, and must meet the performance standards which was
17 very important about noise, smoke, and odor. Preston said sometimes food trucks have a radio
18 blaring and wanted to make sure that didn't happen. Preston also suggested the DRB issue a permit
19 for 3 or 5 years with him reviewing/renewing it annually. Most permits the DRB issues are
20 permanent and run with the land, but this was different. Hugh wondered if they needed to define
21 the characteristics of a food truck and if it could be operated on a parcel whose principal use is a
22 residence. Hugh wasn't sure he liked that idea. Preston's philosophy was to start broad and let the
23 Planning Commission tone it down but hadn't considered it when he said any district in town and
24 was thinking if a food truck was on Route 10, or Gassetts, which wasn't necessarily a bad thing.
25 Preston wasn't sure he cared if it was on residential property. Cathy noted there would be a
26 conditional use hearing and neighbors would have an opportunity to object. Preston wanted to
27 make it clear that by going through DRB review, all neighbors would have a chance to comment.
28 Cathy couldn't imagine a food truck vendor setting up on a back street because they needed to be
29 visible. Preston agreed and said that's why he used the language he did. Hugh understood that
30 now, but his asking questions was part of the process. Preston said the DRB is into circulation and
31 parking, so if someone parks it in their lawn, the DRB will question where they would park and
32 turn around, and other appropriate questions. Hugh understood and didn't object.

33
34 Preston said they could define a food truck. Cathy suggested it must be movable. Hugh asked if
35 Smokin' Bowls was movable. Preston said Sarah was honest and said it was on wheels and
36 movable, but they hadn't moved it in a long time. Tim said food stands were different and may not
37 be movable. Preston said that's where a definition may be useful and suggested you can say a food
38 stand can't be attached to the ground or that can be moved. Michael Kennedy at the Hardware
39 Store basically has a flattop grill with a folding table next to it and umbrella and moves it out of
40 sight after the weekend. Tim said it would be a mobile food stand. Hugh noted some people may
41 think they need a permit to have a vegetable stand in their front yard. Preston said vegetable stands
42 are generally exempt because they're agricultural. Tim suggested making it prepared foods and
43 Cathy agreed and suggested foods that were ready to eat. Preston made a note of that.

44
45 Tim suggested parking safely off the road and out of the travel right-of-way and wondered if it
46 made sense to have language addressing the handling of trash and vermin. Preston said emptied

1 daily. Regarding item H, Tim thought it should be renewed annually and not reviewed, which
2 would give the neighbors the opportunity to come forward and address complaints. Preston knew
3 some people found the DRB process cumbersome and were trying to make it easier. The cost is
4 \$200 and three weeks to warn the hearing, but if people were aware, it may be alright. Preston was
5 considering a DRB review every 3 to 5 years and he renews annually in between. Hugh was more
6 in favor of that than annual renewing with a DRB hearing. Tim thought they should come to
7 Preston annually with the option it goes back to the DRB if there were any problems. Preston said
8 he can always send it back to the DRB. Cathy didn't think they should take away the neighbors'
9 rights to object to what develops over time. Hugh thought if a neighbor complained, it would be
10 due to a violation, such as making too much noise, or smoke, etc. and they could complain rather
11 than waiting for the renewal period and Preston could address it. Tim said a lot could happen in
12 three years for a 3-year license without any review process. Hugh liked the idea of a cycle that
13 included Preston reviewing things but not requiring DRB review, but if a neighbor would
14 complain, it was likely because they were in violation of their permit so waiting for the renewal
15 period wasn't necessary because the complaint would trigger Preston to address it. Tim wondered
16 how to cook on a food truck without making smoke and odor. Cathy said that was what a flattop
17 grill was for. Preston said Michael Kennedy said with a flattop grill, the grease doesn't drip through
18 and causes smoke. Preston said the DRB had asked Preston what he would do if there were issues
19 with Michael selling food and he told them he would talk directly to Michael. Preston said most
20 of the time you can do well addressing it that way. Cathy said if something went well and it got
21 way more traffic than needed, they would use it as a reason to come up with a better plan. Hugh
22 was a fan of some kind of renewal through Preston. Preston would come back to the Commission
23 with something but was thinking about a 3-year period and then it would go back to the DRB.
24

25 Randy Miles from Chester has a vacant lot that's a little over an acre on Route 103. He said he
26 paid too much for it and can't do much with it. This opportunity came to him unexpectedly. He
27 knows Sarah James and she runs her business the way he used to run his landscaping supply
28 business. It was neat, clean, and tidy and neither the neighbors nor town complained. She is very
29 much of the same standard. They are way outside town and every weekend the same cars go back
30 and forth, and she targets many of them. Bringing her food truck to Chester gives Chester residents
31 access. She is a hard, dedicated worker. Randy said restaurant used to be in the R-40 district but
32 was removed in 2017. He wondered if it could be put back in the R-40 district. It would tie in with
33 what he wants to do with Sarah on the lot. Randy said food trucks are a big up thing. He didn't
34 see smell as an issue because to him, if it smells good, he's interested. His neighbor who just
35 purchased the house in front of him was considering an ice cream stand and was also interested in
36 bringing restaurants back to the R-40 district. Because their property was previously a grocery
37 store and food place, he thought they may have an easier time than him. Randy asked them to
38 reconsider bringing restaurants back. He did see the difference between food trucks and restaurants
39 as food trucks were less permanent. Sarah is looking for things to happen sooner than later, but he
40 knows things take time. He thanked them for listening and knew in this economy, it was more
41 difficult to keep a restaurant and food trucks may be a more attractive solution. Randy added that
42 food trucks are regulated through the state. Hugh thought that was a good point about having
43 Smokin' Bowls in Chester because they have good food. Hugh said the timing was good
44 questioning restaurants in R-40 as they are currently reviewing the districts. Randy said his lot is
45 unique and there isn't a lot he can do with it but possibly a future restaurant with many of them
46 closing. He asked them to consider restaurants and food carts. Preston said during tourist season

1 and foliage, buses come and there is no place for people to eat and now food trucks are welcome.
2 Tim thought because food trucks are regulated by the state, it may encompass the issue of garbage.
3 Preston agreed it may be regulated. Randy said Sarah cooks much of the stuff ahead of time and
4 brings it and heats and serves. Tim thought Sarah ran a good operation and it was as neat as a pin.
5 Hugh thought it was worth pursuing and Preston said the timing was great.

6
7 **Agenda Item 3, Status Update on Selectboard Hearing for Open Space and Administrative**
8 **Updates**
9

10 Cathy said it was a go for July 5th for both. Preston said Cathy was working hard to get the pieces
11 coordinated for a decision. Preston thought Arne had a plan for running the hearings, so they were
12 good. Cathy noted two Selectboard members were present. Peter Hudkins wondered if the DRB
13 had reviewed either of the bylaw updates. Peter had reviewed all the minutes and somewhere in
14 Preston's office there was a statement about disclosures for the Planning Commission. During
15 short-term rentals, Peter disclosed he had one. For trailers, Peter asked if Hugh had made a
16 disclosure. Hugh wasn't sure what he was talking about. Preston thought Peter was talking about
17 Hugh's neighbor across the road. Peter said Hugh had an abutter that has a trailer, so Hugh had an
18 agenda. Peter said they didn't used to target things and Naomi had called them out once about
19 targeting specific things. Peter said when they talked about the person in the camper and exact
20 location, they didn't say his name but targeted him and he didn't think they should do that. Peter
21 said the State of Vermont is going to require Chester to maintain Class 4 roads and in their
22 definitions of lots, there was a natural subdivision. Peter said when they change the natural
23 subdivision from a town road to a town trail, it would change that. Peter suggested they consider
24 whether they want to reflect that change. Cathy questioned if he was suggesting adding trail to the
25 statement. Peter said the state wants towns to maintain Class 4 roads and any ditch that's lower
26 than 1 foot will need to be maintained. He suggested taking it off the town's responsibility by
27 turning them into trails. Peter added all the surrounding towns, but Chester, have trails. Tim
28 questioned if he was referencing upcoming legislation or if it was AOT. Peter said they were
29 already asking them to do it and there was a chart that was done in 2018 and some of Chester's
30 Class 4 roads were on there. Preston clarified Peter was suggesting turning Class 4 roads into trails
31 so they wouldn't have to maintain them. Peter said the definition was highway and questioned
32 whether a trail met that. Preston thought highway was an old English term and anything the town
33 owns is a highway. Cathy noted that trails weren't included in the definitions and Peter agreed.
34 Hugh wondered how it was relevant to the agenda item which was the round of updates they were
35 proposing for the Selectboard to review on July 5th. Peter didn't think it was yet but wanted them
36 to be aware of it going forward. Preston is hesitant to name people and will try his best not to as
37 he agreed with Peter's comment about not naming people.

38
39 Preston would check the minutes but thought the administrative changes went before the DRB.
40 Hugh knew the administrative changes had gone before them in December. Tim thought the open
41 space also had. Cathy agreed and said they were puzzled by it at first. Tim said there were two
42 representatives there from the Commission and his recollection was once they understood it, they
43 were okay with it and the whole thing was designed to benefit them. Hugh questioned if a change
44 they would recommend that would not impact the DRB, if the DRB needed to look at it if it was
45 DRB neutral. Cathy couldn't imagine what wouldn't affect them. Hugh thought maybe that was
46 the answer that there was nothing the DRB wasn't affected by, so everything should go before

1 them. Cathy also thought it was good policy. Tim thought at a minimum it was something they
2 should discuss and make it part of their normal procedure before moving things forward. To clear
3 up the disclosure thing, Hugh wondered if he was supposed to disclose an abutter that would be
4 affected by the change. Peter asked if it would change the cost of Hugh's property if the abutter
5 cleaned it up. Hugh had no idea and wondered how he could know that. Peter thought it was an
6 example Hugh should set as Chair setting precedent for the board. Hugh was trying to understand
7 the grounds for declaring it. Peter said Hugh should read the state regulations. Hugh noted people
8 disclose things when it's a conflict of interest and asked under what grounds he should disclose it.
9 Peter questioned if Hugh's neighbor cleaned the property up would it raise the value of his
10 property. Hugh said he couldn't know that as he wasn't a lister. Peter said he set his standard. Hugh
11 said he wasn't saying he wouldn't but was trying to understand Peter's point of view. Peter said at
12 one time, a planning board had a disclosure thing. Peter said the state said each town sets up its
13 own. Hugh asked if there was a disclosure set up for the town as he wasn't aware of one for the
14 Planning Commission specifically. Peter said every municipality has one. Preston thought Hugh
15 may be unaware and it dated more to when the Commission was doing site plan review so they
16 had a quasi-judicial function, but he believed there was one and he would bring it up. Hugh would
17 be happy to follow it. Tim thought it may be something to update if it was antiquated. Preston said
18 the Planning Commission no longer has a quasi-judicial function, but thought Peter brought up a
19 point that if anyone was recommending a change that would benefit them personally, they should
20 bring it up. Tim said it was state statute. Preston said there were rules, but it was voluntary.

21
22 Lee Gustafson said he didn't think the issue was disclosing but recusing yourself from voting. Tim
23 agreed it would apply if you would financially benefit from it. Lee was aware of items that had
24 come before the Selectboard where someone probably should have recused themselves but didn't
25 and thought that's what Peter was getting at. Lee said if you had an imagined benefit and didn't
26 disclose it, it was your choice but if you disclose it, you're being transparent and give the public
27 the understanding that you recognize the situation. Hugh said he wouldn't want to target his
28 neighbor if he disclosed it. Lee agreed.

29
30 **Agenda Item 4, Discuss Bylaw Section 3.22 Renewable Energy Facilities; RE exemption for**
31 **non-net metered solar/wind**

32
33 Preston said it was a question of before he reinvents the wheel, what's the best way to go. He did
34 pass out sheets that had two phrases in red which were the current bylaw. He didn't change
35 anything and only highlighted things. Preston said most renewable energy facilities are net metered
36 and are exempt. He recalled Lee suggesting that they exempt all. Preston reviewed the proposed
37 language and didn't think it made sense and removed any exemption about rooftop solar. Preston
38 thought they needed to discuss it again and invited Lee to attend as he was interested in the topic.
39 Preston pointed out that it said any solar, thermal, photovoltaic wind system with 15k or less all
40 goes to the DRB, which seemed rigid. Tim thought anything not net-metered or approved by the
41 Public Utilities Commission should be permitted including roof and ground mounted solar. Preston
42 said that was the current bylaw that they go to the DRB and Tim responded he was saying they
43 should not go to the DRB but be permitted. Cathy clarified allowed and Preston said allowed means
44 a permit isn't necessary. Tim thought it should be permitted. Preston suggested an administrative
45 permit which would be one that Preston issues and Tim thanked Preston as that's what he was
46 trying to say. Preston didn't know if there was anything big enough, they would want to go beyond

1 that. Tim said possibly wind turbines. Peter has a turbine that has been working for 20 plus years.
2 Tim thought they should discuss flicker. Tim said vertical access would not create a flicker and
3 were more efficient. Lee said it depended on their location. Vertical access wind turbines are
4 typically lower to the ground but could be located on towers causing flicker. They are quieter than
5 a horizontal access wind turbine. Lee wasn't disagreeing with Tim, but they could be installed in
6 such a way to create disturbances. Tim said solar and wind should be treated differently because
7 they were two different animals as far as visibility, height, and potential for flicker and noise.

8
9 Lee had a vested interest because his job is installing renewable energy systems. Lee wasn't an
10 expert in what the state allows versus what towns require for permitting but his understanding has
11 always been with very few exceptions, towns are not allowed to prohibit installation of renewable
12 energy systems. Lee based that on what he had learned in the industry in the past 12 to 14 years.
13 Lee, in agreement with Tim, said wind and solar are two different animals and should be treated
14 differently because of the potential impact on a neighbor's quality of life notwithstanding the
15 visual impact. The visual impact was something most people would complain about. If there was
16 a lot of noise, flicker, and shadows that disturb you rather than having to look at something you
17 don't want to, they were two different animals. Lee said there was a push to head toward renewable
18 energy as quickly as possible and while he may not agree with that, he thought any kind of deterrent
19 or impediment put in place by the town that was not in place by the state may put a brake on things.
20 Regardless of his feelings, Lee said they would need to decide whether to require a permit for
21 installation of a passive system even though it's not necessarily completely passive and may have
22 some unintended consequences. Lee said most of the work he does is rooftop installations or
23 ground mounts and some poles and trackers that move. Lee thought the language currently in the
24 bylaws was too strict having the DRB considering and issuing a zoning permit for every PV or
25 solar thermal system that is installed. He thought having some input from the DRB for wind
26 turbines was probably justified and thought Preston may know better than him about what the state
27 allows relative to permitting and what they could do as a town regarding those requirements.
28 Preston didn't know but could look. Preston said if it's net metered, it's out of their hands and tells
29 everyone that and agreed with Lee that there was a big push for renewable energy. Lee thought if
30 it was net-metered, the state says it's hands off but if it was not net-metered or was an off-grid
31 system or over 15 kilowatts, that's where he thought this applied and where he didn't think it
32 should. Lee thought if he lived off the grid, it was because he didn't want to pay for power to be
33 run to his house and it was his only means for making and storing electricity for his home use, so
34 having to go to the DRB and ask them to grant permission to put electricity at his house was unfair.
35 Lee thought that's where it came from originally on how to deal with someone such as that but
36 thought wind turbines would be an exception. Preston said law evolved and when solar and wind
37 were new, people were nervous about it and the legal theory was something net metered was part
38 of the state grid which was regulated by the Public Utility Board and the state is presumptive over
39 the town. Preston thought it felt like it was a leftover piece of the bylaw from an earlier era. Tim
40 said it was updated in 2017 and Preston said it originated before that, possibly 2014. Tim said net
41 metered generation systems are connected to the grid and issued a certificate of public good and
42 that's why the town had no jurisdiction because the state has said it's for the public good. Along
43 that way of thinking, Tim wondered why an off-grid system wouldn't be for the public good if
44 they weren't setting more poles and digging more trenches and more aluminum and transformers.
45 Tim thought it was for the public good not to do all that. Preston agreed in the sense that he felt it
46 was heavy handed. Preston gave the analogy of satellite dishes which when they originally came

1 out, were so big that they didn't want them and now they are so small they're exempt due to the
2 change in technology.

3
4 Cathy questioned what went into being net metered. She wondered if any paperwork was filled
5 out and the installation reviewed. Lee said not anymore. Lee said back in the day, the DRB was
6 involved, and neighbors had the opportunity to give input. He referenced someone in town who
7 was going to put poles in their yard and their neighbor didn't want to see them and it dragged on
8 and was a huge mess. Lee said now you fill out a form online and the state and utilities have 10
9 days to gripe about it, as well as an interested party. Cathy asked if anyone informed the interested
10 party and Lee said it wasn't required.

11
12 Hugh was in general agreement that it shouldn't matter if you're on the grid, or non-grid connected.
13 Grid connected appeared to skate right through with no oversight by the town, so he wondered
14 why an additional burden was imposed on non-grid systems. Hugh agreed wind was different than
15 solar and the bylaws should reflect that. Hugh wondered if they were saying they didn't care what
16 they did with respect to solar including installing poles on a property line. Tim said when the state
17 issues a certificate of public good, technically property owners were exempt in respect to setbacks,
18 but having installed solar for three different companies, he knew setbacks aren't violated and
19 thought it would be fine to say property setbacks would be applicable. Hugh questioned whether
20 there should be any rules. When Tim started in solar in 2007, the company he worked with did
21 wind and he thought the Public Utilities Commission notified abutting property owners. Lee added
22 there were also regulations where the wind tower could go. It had to have a clearing of 150% of
23 the height and no impact on property lines. Tim said it couldn't be put on a small lot so it wouldn't
24 fall on the neighbor's property. Hugh thought for wind, they didn't need to be as concerned about
25 setbacks but more about noise and flicker. For wind towers in the winter, Preston said ice can fall
26 off them and be dangerous. Lee said regulations were in place for all towers and suggested they
27 reference that any wind turbine must meet tower requirements. Preston was aware that a tower on
28 residential property can be a certain height but couldn't remember what it was. Tim said it's tough
29 to make wind work and there aren't many places. Preston added that where Peter is the wind
30 probably flows steadily. Lee said in the 14 years he has been in business, he's only done one wind
31 system because they're too expensive and if the conditions aren't right, it's cheaper to put up more
32 PV. Lee said vertical access wind turbines that are less finicky and expensive, were coming onto
33 the scene, but he didn't see them having a huge impact. Preston has often heard them referred to
34 as a coffee can on a stick but thought they were much smaller now. Lee agreed and said they don't
35 make any noise nor do much. Hugh thought they were saying wind and solar were different, but
36 they didn't need to do anything about wind and asked if there should be any rules about a wind
37 facility. If the answer was yes, they needed to craft some language and if the answer was no, they
38 needed to eliminate it from the bylaw entirely. Preston thought to protect themselves, they should
39 have a height or kilowatt limit. Tim thought they needed to consider the fall zone for the tower.
40 Preston agreed. Hugh asked if they would have guidance about setbacks for ground-mounted solar.
41 Preston and Tim thought they should include setbacks. Preston suggested saying the DRB had the
42 ability to waive it. Tim could only think of one time when he installed solar that the property owner
43 wanted it installed on the property line and the customer insisted because the town couldn't
44 regulate it. Preston would come back with a revised 3.22.

1 **Agenda Item 6, Review and Update Short-Term Rental Regulations Option Document**

2
3 Hugh said the Selectboard had asked the Commission to refresh this artifact for an upcoming
4 Selectboard meeting tentatively scheduled for August. They would review it and if there was
5 anything new happening in Vermont or across the country related to different ways to regulate
6 short-term rentals, they would refresh the document. He asked the members if they knew of
7 anything that was above and beyond the list, they could discuss it, but said people can conduct
8 independent research and send it to him and he would update the document for review at the
9 Planning Commission meeting in the third week in July so it would be ready to go the Selectboard
10 in August. Tim asked if they had data. Preston said they hired the company, signed the contract in
11 February and now in June and still no data. The company said key people have left and have had
12 difficulty finding replacements. Preston told them he just wants data and they said they have data,
13 but you must be trained on how to use their program. On Wednesday, they have online training
14 that Cathy and Hugh will attend and will find out if they have real data. Preston said real data
15 would pair a listing with an address on the Grand List and knowing how many occupants the listing
16 is for. Tim asked if the data would include a map showing the listing locations, and Preston thought
17 it would. Before Tim felt comfortable making any recommendations on the option document, he
18 wanted to know where they are. Hugh said his counterpoint would be they presented it to the
19 Selectboard without any data and this represented what was happening around the country in other
20 places that have chosen to implement regulations above and beyond basic registration which was
21 what they are doing. The Selectboard wants to know since the document was presented, what other
22 things communities are doing that aren't on the list. Hugh thought the answer was no and the
23 document was a good list of regulations that other communities have implemented, although some
24 are not working out well and some are. Hugh will look at the Internet and what other Vermont
25 towns have done recently regarding short-term rentals and if he finds anything new and creative
26 that isn't on the list, he will add it. Hugh thought they may look at the data and decide not to do
27 anything because the Selectboard decides it's not a problem. Hugh thought if the Selectboard
28 reviewed the data and were concerned the regulations weren't strict enough, they would want the
29 reference document to consider other options. Tim misunderstood and thought they were being
30 asked to make recommendations and Hugh said they were not. Preston thought the Selectboard
31 had gotten feedback from community members wanting them to get ahead of the curve and set
32 limits, so they wanted Hugh to update their available options. Hugh wasn't sure he had seen
33 anything different than what was on the list. Hugh shared an example where a town wanted their
34 regulations to require short-term rentals to have a lock box so the fire company could get in. Tim
35 thought it was Plymouth. Hugh said another town wanted the zoning officer to have access to the
36 short-term rental to inspect it. Hugh thought there were a lot of kookie things people were doing
37 or proposing but ultimately, any regulation option they would recommend should consider the
38 feasibility of enforcement. If it wasn't enforceable, Hugh would be inclined not to include it on
39 the list. Preston said because the short-term rental ordinance is run by the Selectboard, it's easier
40 to change than a zoning bylaw. Preston had just received a call from the town of Bondville near
41 Stratton who said they estimate they have 600 short-term rentals with no regulation. Preston said
42 Ludlow does want to do it and they have 800 or 900. Tim thought Cavendish was considering it
43 and Preston agreed. Preston said a lot of towns were hoping the state would address them, but they
44 haven't so the towns are now addressing it. Hugh suggested they read the document and research
45 what other municipalities are doing and if they find something they feel is appropriate, to send it
46 to him and they can review the document at an upcoming meeting.

1 about backups and they stated nobody had ever asked the question. Tim thought that would be the
2 angle to take to press the Public Utilities Commission to require any carrier that went on the tower
3 to have backup because it was emergency communications. Preston agreed that everyone was so
4 dependent on cell phones. Cathy said they used to use radios in emergencies, but it's not done
5 much anymore. Preston suggested they need a repeater tower, but it was a lot less power draw. She
6 wondered if that was a better plan if they had a storm like they had this winter instead of diverting
7 energy all towards relying on cell service. Preston noted the saying was nothing ever changed
8 until there was an emergency.

9

10 **Agenda Item 6, Adjournment**

11 Tim moved to adjourn, and Cathy seconded the motion. The motion carried unanimously. The
12 meeting was adjourned at 7:58 p.m.

DRAFT