

**Minutes of the Regular Meeting of the
Planning Commission
Held on the 19th day of April 2023**

Members Present:

Chair Richard Heilemann, Vice-Chair Audrey Kolloff (remote), Tom Scarnecchia,
Eric Dorsch (Remote)

Members Absent:

Anthony MacLaurin, Christie Bronstein

Others Present:

Tom Deck, President Board of Trustees

Meeting was called to order at 11:06 A.M.

Approval of the draft minutes of the February 15th, 2023, meeting motion by Kolloff
seconded by Tom S. Motion passed unanimously.

Recommendation to Trustees of new ZA

After a discussion on Deborah Towslee's background and qualifications and the process of the sub-committee of Craig Powers, Audrey Kolloff, Richard Heilemann and Terry Findeinsen, a motion was made by Kolloff to recommend to the Board of Trustees, Deborah Towslee be hired for the position of Zoning Administrator. Seconded by Scarnecchia. Motion passed unanimously.

STR Discussion

There followed a discussion regarding Short Term Rentals their impact on the community and the possibilities of some kind of regulation. The consensus of the Commission is that there is currently limited data to totally understand the positive and negative impacts of the STR market in the Village. Members had previously reviewed actions taken by the towns of Peru VT and Woodstock VT. The approach of Peru seemed to be more adaptable to the Village in that it focused on registration as well as health and safety concerns. It was also discussed that we are still waiting for the results of the study that the Town of Manchester and the Village has commissioned. The commission agreed to work on a draft policy on the lines of the Peru document as a starting place. This along with the awaited study would give us more information to evaluate the impact of the STR market. A Kolloff also agreed to go over the tax-based mailing list that she has, as to search out listings with duplicate owners. This could give some light on how many properties are being operated by "corporate" entities.

Flood Hazard and Lighting Regulations

Janet Hurley made suggested changes be made to the bylaws to incorporate sections of the Village Ordinances into the Bylaws. Sections regarding flood hazard development and specifications on lighting need to be approved by the DRB, so she has recommended they be placed into the bylaws. This will require the Trustees to approve amending the Village ordinances to reflect these changes. Ordinances could still be written to regulate lighting that was offensive. The Commissioners felt that it would be best to incorporate these changes.

At 12:00, Eric Dorsch needed to leave the meeting. Since we no longer had a quorum, the meeting was adjourned. Next regular meeting will be held on May 17, 2023 at 11:00 A.M.

Conversation continued with the remaining attending.

Sign Ordinance

Janet has also recommended considering placing our sign ordinances into the bylaws. The sign ordinance will need updating to comply with the U.S. Supreme Court ruling that rendered municipal sign ordinances largely unconstitutional. They need to be rewritten to be content neutral. The Commission thought that we could review the changes that were made by the Town of Manchester to see if they could apply to the Village.

Energy Subcommittee

A Kolloff informed the commissioners about the upcoming meeting on Tuesday 4/25 at 6 pm at the Town of Manchester regarding a proposed cell tower in Manchester Center.

She also reported on the mailing of information to local solar installers, that the Village office has a package of information of which they can make copies and mail to the list of solar installers who are active in the Manchester area.