



January 21st, 2026

Members' Present: Richard Heilemann (Chair), Nick Parks (Vice-chair), Donna Cauley

Others Present: Curan VanDerWielen (Village Manager), Terry Findeisen (Zoning Administrator)

Call to Order: 11:02 AM by Heilemann.

Approval of the Regular Meeting Agenda

Motion: To approve of the regular meeting agenda.

Motion made by Parks. Motion seconded by Cauley

Motion approved unanimously.

Approval of the Meeting Minutes

Motion: To approve of the draft regular meeting minutes.

Motion made by Parks. Motion seconded by Cauley.

Motion approved unanimously.

Review of AT&T Case#25-3009-PET proposed alternate location

The Commission reviewed the AT&T's attorney proposed an alternative location at the corner of Seminary and Franklin (near BBA parking lot) instead of the original Main Street location.

Review of Aircraft Restrictions Ordinance v5

The Commission reviewed the attorney and Findeisen's draft of the aircraft restrictions ordinance and requested the following modifications be made:

1. The commission agreed to revise the hobby model aircraft scale percentage from 20-25% down to 5-10% to address concerns about aircraft size.
2. Corrections needed for comma errors and clarification of "authorized enforcement officer" definitions throughout the document
3. Section 3.5 requires updates to ensure consistency with enforcement officer definitions

Action Item

- The revised ordinance will be sent to the commission for review before sending to Attorney for review.

Other Business

Short-Term Rental Regulations

State-level regulation:

- Vermont legislature has not adopted comprehensive short-term rental regulations
- Current state regulation limited to meals and rooms tax classification
- Legislature planning to revisit short-term rental statutes in upcoming session
- DFS maintains building code independently of legislature



Village-level concerns:

- Need to understand how building codes apply to short-term rentals
- Distinction between homes and commercial short-term rental operations
- No current state legislation on physical space requirements for short-term rentals

Action Items

- Contact Landon Wheeler (Department of Fire Safety Executor) to clarify:
 - New legislation details and requirements
 - Sprinkler system requirements for Airbnb/short-term rentals
 - Application to new vs. existing construction
 - Treatment of historical properties
- Gather background statistics on Airbnb-related issues in the village
- Compile data before proceeding with further regulation discussions

Abandoned Building Ordinance

- Work continues on developing an abandoned building ordinance.
- The commission recommends merging documents from Bennington and Woodstock ordinances for review at a future meeting.
- Findeisen will continue this work outside of regular meetings.

Motion: To move into Executive Session.

Motion made by Heileman. Motion seconded by Cauley.

Motion approved unanimously.

Meeting recording paused

Executive Session 11:31 start 11:42 end

Motion: To adjourn Executive Session and reopen regular meeting.

Motion made by Parks. Motion seconded by Cauley.

Motion approved unanimously.

Heileman asked if there any other items; items raised.

Motion: To adjourn.

Motion made by Parks. Motion seconded by Cauley.

Motion approved unanimously.

Motion unanimously approved at 11:45 pm.

The next regular meeting of the Planning Commission will be held at 11:00am on February 18th 2026.

Respectfully submitted,

A handwritten signature in blue ink that reads "Terry Findeisen". The signature is fluid and cursive.

Terry Findeisen,
Zoning Administrative Officer

DRAFT