

**Town of Warren
Planning Commission
Minutes of Meeting
Monday, June 24, 2024**

Members Present: Jim Crafts, Macon Phillips, Dan Raddock, Jim Sanford, Adam Zawistowski
Staff Present: Ruth Robbins, Zoning Administrator; Carol Chamberlin, Recording Secretary
Others Present: Michelle Bennett, Perry Bigelow, Hilary Burditt, Rick Haddock, JoAnn Hall, Lisa Miserendino, Colin Phillips, Susan Randall, Diasy Scarzello, Chuck Thibault, Niki Thran, Josh Vogel

Agenda:

1. Public Comment
2. Review STR Ordinance
3. New and Other Business

The meeting was called to order by Dan at 7:04 pm.

Public Comment

Nobody presented requested to speak on a topic other than STRs.

STR Ordinance Review

Several members of the public who were in attendance offered comments regarding the proposed Ordinance, making the following points:

- The pace at which the process is moving does not provide enough time for people to review updated drafts before the next meeting is held
- The requirements appear to have expanded greatly from what was put forth as a data gathering mechanism
- The 2 people/bedroom restriction will be difficult to follow given the various house configurations that exist (lofts, bunk rooms, etc.)
- A request for potential grandfathering of existing STRs (either automatically permitted or given more time to come into full compliance)
- Inspections seen as onerous on property owners and likely not feasible for the Town
- The allowance for immediate revocation of an STR permit (for up to a year) for any type of violation seen as unfair, particularly with no outline of required steps to be followed beforehand, such as issuing of warnings, etc.
- The area needs STRs as it is a tourist location
- Suggestions for ways to reduce the prevalence of STRs
- The difficulty of complying with the insurance requirements as outlined, due to the myriad coverage possibilities available
- A 90-day rather than 30-day implementation period would be less onerous
- Some clauses feel like overreach, such as prohibiting parking on grassed areas, provision of financial information
- Questions regarding whether similar requirements are in place for long-term rentals

Some of the participants had compiled their input in writing, and provided copies to the PC.

It was noted that the next iteration of the draft Ordinance will be available on the Town's website, where there is also a form for submitting feedback to the PC

New and Other Business

Visioning Update – Jim reported that he and Adam are working regularly on putting together information and visuals for presentation to the PC and Selectboard.

Minutes were signed.

Members spoke with Michelle Bennett, who is interested in possibly serving on the PC.

The meeting adjourned at 9:01 pm.

Respectfully Submitted,
Carol Chamberlin, Recording Secretary

Planning Commission

Jim Sanford date

Jim Crafts date

Adam Zawistowski date

Dan Raddock date

Macon Phillips date