



Meeting Minutes

Waterford Planning Commission

September 21, 2022
7:00 pm

Meeting called to order by Howard Remick at 7:06 pm, Commission members Kim Willey, Jason Miller, Josh Oakley, Robert Cushing all in attendance along with Zoning Administrator (ZA) Chris Brimmer and property owners Sukey Watson-Thomas and Gwen Chisholm, Caledonia Record reporter Paul Hayes.

PC reviewed the minutes of July 20, 2022, motion by Robert to approve as written, second by Kim, motion passed by acclamation.

Citizen Concerns- Property owners on Old County Road South expressed concerns about the prospect of a short-term rental property being developed at the intersection of that road and Campbell Road. Currently Waterford has no regulations concerning short term rentals. Especially of concern was the potential for noise, over use of wastewater systems, increased traffic. A list of suggested provisions was provided that pretty closely mirrors the initiatives other towns are proposing. Limits on occupancy, require meals and room tax numbers, limits on events, insurance and inspection requirements. ZA stated that his other town is working on exactly this issue and will funnel work product to the commissioners. Chair stated that this was a matter that would appear on the agenda for the next meeting.

Discussion of the Higgins Hill District concluded that property owner's concerns have been addressed. Kim moved to approve the district boundaries and provisions, second by Robert, approved by acclamation.

Discussion of the White Village District the objections raised didn't seem to be directed at any actual specific provision or map boundary. Kim moved to approve the district boundaries and provisions, second by Robert and approved by acclamation.

Discussion of retail cannabis. Basically, it comes down to a Selectboard decision whether to warn and article or not for town meeting absent a petition. Position of the Planning Commission is that retail of any kind really doesn't have a place in Waterford.

A draft agenda items for next month:
-Hearing dates and process

- Discussion of short term rental possible regulations
- Establish process for master draft, and versioning control

Motion by Robert to adjourn, seconded by Jason approved by acclamation. Meeting was adjourned at 8:36 pm.