



## Meeting Minutes

### Waterford Planning Commission

January 18, 2023

7:00 pm

Meeting called to order by Howard Remick at 7:03 pm, Commission members Kim Willey and Josh Oakley all in attendance along with Zoning Administrator Chris Brimmer.

PC reviewed the minutes of December 21, 2022, and made corrections motion by Josh to approve as submitted, second by Kim, motion passed by acclamation.

Chair informed members present that Roberta Gillot has officially resigned and we have slot open on the Planning Commission.

Discussion of short-term rental issues and actions being taken by other towns. Waterford seems to be in the mainstream of what other towns are doing at this point. We are largely working without any real direction from the state on this.

Discussion of the upcoming update to the Town Plan. It boiled down to the following issues:

- Fragmentation, do we try to implement larger lot sizes again? Do we strip a provision down and just implement a Rural Lands district with larger lots and avoid conservation subdivision?
- Concern about declining owner-occupied homeownership. An increasing number of homes are second homes or possibly purchased as short-term rentals without homeowners actually ever living in them. Open question as to what can be done on both issues through the town plan to incentive owner occupation and slow conversion to vacation homes and short term rentals.
- The PC will need to update the boiler plate on demography, town services and other required elements.

Motion by Kim to adjourn, seconded by Josh approved by acclamation. Meeting was adjourned at 8:14 pm.