



Meeting Minutes  
Waterford Planning  
Commission  
November 16, 2022  
7:00 pm

Meeting called to order by Howard Remick at 7:00 pm, Commission members Kim Willey, Jason Miller, Josh Oakley, Bob Cushing all in attendance along with Irene Naigle of NVDA via phone, Susan Hays of the Waterford Selectboard and DRB, Robin Magdelany of the DRB, Kathy Hodydon, Sarah Lawrence, Paul Hayes, Sukey Watson, Gwen Chisholm.

PC reviewed the minutes of October 19, 2022, motion by Kim to approve as written, second by Bob, motion passed by acclamation.

Citizen Concerns-Short Term Rentals. Irene discussed the Woodstock example and ZA ticketing enforcement for non-compliance. The suggestion was made to see what other towns are doing. Kirby has tackled the issue along with Franconia. ZA directed to look into other provisions.

Irene believes this could be done through an ordinance without having to involve zoning, registration with an inspection on an annual basis. She also cautioned that the PC must keep Town Plan provisions in mind when making additions to the zoning bylaw.

The Selectboard would be the authority taking applications for short-term rentals and collect fees. Suggestion floated for \$100 a year for the permit with the Selectboard responsible for collection of the fees, directing the Fire Marshall to inspect and certify, make sure the ordinance is posted on property, and inspect the meals and rooms tax certificate; a \$100 fine for violations of the ordinance, multiple violations could result in the Selectboard refusing a renewal. Suggestion floated for a 1% tax, there was Selectboard pushback on that suggestion.

The ZA was directed to draft a definition for short term rental and possible conditions using the Woodstock model, editing our conditions B and C, no provisions for foliage season and change Fire Chief to Fire Marshal.

Higgins Hill and White Village district provisions and mapping met with approval along with ADU and Helipad provisions and determined to be ready for a public hearing.

Motion by Robert to adjourn, seconded by Jason approved by acclamation. Meeting was adjourned at 8:28 pm.