



Hearing Minutes

Waterford Planning Commission

February 15, 2023
7:00 pm

Hearing called to order by Howard Remick at 7:00 pm, Commission member Josh Oakley all in attendance along with Zoning Administrator Chris Brimmer.

Public participants in the hearing were: Sue Watson, Tom Thomas, Gwen Chilsolm, Maurice Chaloux, Jennifer Smith, Shawn Gingue, Paul Gingue, Rosemary Gingue, Betsy Carpenter and Irene Nagle of NVDA participating by phone.

A brief review of the proposed amendments was then followed by the public comments.

Jennifer Smith-Tense issue with the short term rental preamble, is the intent in the B-I items to not require the property owner not to have to obtain a conditional use permit or the license if the owner/tenant is in residence? Howard replied that the intent was to exempt only from the annual licensing not obtaining the conditional use permit and meeting the requirements. Howard directed the language be corrected to:

“An annual permit from the Selectboard is not required when the owner or primary tenant is in residence throughout the rental period.”

Irene Nagel was of the opinion that this was not a substantive change and could go to the Selectboard as corrected.

Jennifer was also concerned about the word gathering in the prohibition on events and would like to see a numerical limitation. Maurice Chaloux seconded that critique.

Sue Watson and Tom Thomas on the subject of short term rentals offered that a big problem is that the booking organizations do not follow up, and do not enforce their operator rules, making complaints directly to the police is an issue with bad cell service.

Shawn Gingue asked for and got a clarification of the term AG enterprise and where the line was before permitting beyond the state definition of farm started.

Rosemary Gingue is not convinced that one acre is actually appropriate in the proposed Higgins Hill district, her concern is rural preservation and in that line she asked if the industrial/commercial zone was going away, it is. She supports the deletion of the old zone and the creation of the new one but opposes the one acre zoning for the new district.

The ZA explained the process, proposal next going to the Selectboard for a warned hearing like this one and that the Selectboard can alter the language before it is warned. It is then adopted

as an interim until the amendments are approved in a town wide vote. NVDA will generate a map and it will be added as a layer to the tax map,

Maurice Chaloux is opposed to the banning of private helipads, feels it is too restrictive.

Maurice also discussed the 200 foot road frontage requirement, arguing that a different formula would be more flexible in meeting town objectives than the current 200 feet or 50 foot ROW for access, possibly allowing a narrower frontage by using an average of lot width.

No further comments forthcoming Howard adjourned the hearing meeting at 8:22 pm.

Respectfully Submitted by ZA Chris Brimmer