



Meeting Minutes

Waterford Planning Commission

October 19, 2022

7:00 pm

Meeting called to order by Howard Remick at 7:00 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, Gwen Chisholm, Betsy Carpenter, James Gibrey.

PC reviewed the minutes of September 21, 2022, motion by Robert to approve as written, second by Jason, motion passed by acclamation.

Citizen Concerns- Property owners on Old County Road South continued discussion about the prospect of a short-term rentals. PC discussed the issue and approaches being taken to regulate the use. Betsy Carpenter discussed concerns about White Village provisions, lot sizes are going to 1 acre in the Higgins Hill district only.

PC turned to the line edits for the village districts and the rural residential zone, after edits ZA directed to type up the draft for approval at the November meeting.

Discussion of the short-term rental issue developed into a two-track approach where the use would be treated to a conditional use and site plan review to approve the use of the property with conditions and requirements and then recommend the Selectboard adopt provisions for an annual permit/license with requirements to keep licensure in good standing. ZA directed to type up proposed changes and a report to the Selectboard laying out the approach and the recommended changes.

Discussion of a project proposed by DeLorean Power for a battery electricity storage facility. ZA directed to find out if this is subject to local permitting or exempt under CPG process through the Public Service Board.

A draft agenda items for next month:

- bylaw final draft approval
- 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 8:28 pm.