

DRAFT

Shaftsbury Planning Commission  
April 10, 2018

The meeting came to order at 7:02 p.m. Present were commissioners Chris Williams (chair), Mike Foley, and Mike Cichanowski. Zoning administrator Shelly Stiles was also present.

Mr. Foley moved to approve the March 27 minutes. Mr. Cichanowski seconded the motion. Upon discussion, needed corrections were discovered. The minutes as corrected were approved 3-0-0. Mr. Cichanowski will make the corrections and Mr. Williams will sign the document at the next meeting.

Tiny House bylaw revision:

Mr. Cichanowski submitted some draft language regarding short term rentals for the travelling public. These documents are incorporated in these minutes by reference. After discussion it was agreed that Airbnb-like short term rentals in one's primary or accessory dwelling unit would not be regulated in any way; additional units, however, would be considered a home occupation and permitted only after conditional use review by the DRB. The definition of those additional units will include the phrase "whether wheeled on non-wheeled" or similar. Mr. Foley said he supported limiting the additional units to two, for a maximum of four "rental" units per parcel in those zones in which such rentals are to be allowed. Such additional rental home occupations will be permitted only where a primary residence is also present. This concept was referred to as "two plus two."

Mr. Williams asked what about someone who wanted to offer more than four units? Mr. Foley said such a proposal would be a commercial venture, and would be considered a hotel/motel and permitted only in the RC zone, per the bylaw.

All agreed that the best course of action is to address matters that affect the zoning office and the planning commission right now. Airbnb-like activities are already taking place in town, seem to be accepted, and are reasonable approaches to using one's land to bring in a little money.

Mr. Foley asked how to set a threshold for the number of additional units that could be offered for tourist rental. Right now the "home occupation" section in each zone description references a maximum square footage.

Setback requirements may limit short term rental units for tourists to the R zones.

Maybe, in the future, room could be made for campground-like arrangements in the R zones, perhaps by limiting such developments to parcels of at least a certain large size.

Mr. Cichanowski will continue to refine the draft bylaw language for the "two plus two" concept.

Other business

Mr. Williams shared a draft letter to the Select Board summarizing the Commission's proposed approach to rentals such as those occurring in the Iron Kettle. He shared the letter with Mr. Brian Lent of Dailey's, who indicated general acceptance of the concept. Mr. Williams suggested Mr. Lent share the letter with his attorney. The Commission agreed to share the letter with the Select Board.

The Town Plan revision is coming up. Ms. Stiles indicated that Michael Batchner from BCRC had volunteered to visit the PC to summarize the new guidance from ACCD.

The meeting adjourned by acclamation at 8:35 p.m.

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