

TOWN OF CAVENDISH PLANNING COMMISSION

Minutes For Regular Meeting March 6, 2024 (not approved)

PC Members Present: Tim Calabrese, Bruce Mcenaney, Shirley Clark, Miguel Seville.

Town Officials Present:

Shannon Devereux Select Board Liaison

Rick Chambers: Town Manager

Members of the Public Present: Rebecca Fontaine, OVTV,

Item 1: Tim C called Meeting to order at 6:30 PM

Item 2: Adjust Agenda:None

Item 3: Approve January Meeting Minutes: Bruce made the motion to approve the January 2024 meeting minutes. Shirley seconded and there was no discussion. The motion passed unanimously.

Item 4: Hear Citizens: None

Item 5: Short Term Rental Discussion

Bruce M:Seasonal rentals according to Betty McEnaney a local Realtor have existed for many years in the Ludlow area. Her recommendation would be to not introduce any additional regulations relating to short term rentals

Noah S: Long history of short term rentals in Ludlow some of the oldest recorded. Short term rental regulations are possible but come with problems and the possibility of lawsuits against the Town. Currently happening in Burlington and other parts of the country. If the Town decides to pursue rental regulations they should have some teeth behind them and use existing regulations already in place such as fire codes, septic regulations etc. Recommended not to add additional restrictions. Some public perceptions of STR's are that it is an infringement on their property rights. An education piece would be important. Short Term Rental alliance study indicates that the correlation between STR's and long term housing is not that great. If short term rentals were turned back into LT housing they would not be that great. He recommends that if the Town decides to pursue short term rental regulations to do it right and don't add any

additional regulations, use what is existing. If not, pursuing an education component would be good. Information regarding egress, sewer & water, fire & safety, etc.

Bruce: There are laws on the book already and the owner is obligated to abide by the Department of Safety for short term rentals for 2 or more units. They will check on smoke detectors, window sizes. We (Town) don't need overarching laws to enforce regulations the State already does. People need to follow them.

Miguel S: PC was directed by the Select Board to look into the issue. Would have liked more guidance from the SB. Should we be looking at the proposal from a safety aspect or restricting STR's. Should fire box keys be required? MS is all for approaching this from an avenue of safety. for safety requirements but not restrictions. A registry could be interpreted as derogatory by some people having to register their property and others not. The Town needs to be careful with this.

Rick C: Not the intention of the SB to restrict STR's but looking into a registry which would help track the sewer & water, transfer station usage. That was his thought.

TC: Developing a registry would require some homework first, how many STR properties are in town etc.

NS: There are companies who will do the research, looking on VRBO etc, town records, sewer records. Can hire STR administrators. The Town can do the work themselves, many records are publicly available and could charge administrative fees for rental registries. Self-certification is an option.

MS: Infrastructure of the Town is something we should lead with. Asked RC if there are issues with water & sewer during peak ski season.

RC said yes there can be.

MC: If part time second homes are to be turned into full town investment properties with continuous use of public utilities and infrastructure should be identified so the Town can plan for the future of our infrastructure]while still maintaining services for the rest of the Town. This growing industry will create jobs, construction, maintenance etc. Language needs to be sensitive, and straight forward.

RC: Discussion is valuable. PC has touched on a lot of issues.

MS: Are we having discussions about sewer & water use during certain times of the year?

RC: There was some concerns with water usage this last year. During peak seasons there were water leakages up to 1000's of gallons a day potentially so it's hard to tell. We are a small system with not alot of allocation left.

SC: STR's are an evolution of real estate use. Understands safety requirements for both homeowners and guests. Some people will not follow rules no matter what, most will follow them. It's a growing industry.

MS: All for developing a proposal if SB gives specifics of what they want. Registry? Regulations?

BM: We have a building permit application already.

MS: Do we want to restrict?

Rick C: Not the intention of the SB to restrict STR's but looking into a registry which would help track the sewer & water, transfer station usage. That was his thought.

TC: Building permits should be updated to reflect STR's. Not for STR regulations since Town doesn't have zoning.

SD: The SB wasn't sure if the Town should be pursuing these which is why they wanted the PC to look into it.

MS: Good to have 2 representatives from the SB to discuss.

BM: Some regulations in Town that are not enforced.

NS: Keep up to date about possible state STR regulations.

TC: are we ready to make a recommendation to the SB? It appears that we would recommend keeping things status quo?

MS:Agrees, would be good to update the building permit.

SC: Still a work in progress? What other resources do we need?

NS: Not a problem now, keep an eye on development.

MS: Evolution of Realty market and we should embrace it.. Welcome STR's as long as they follow existing regulations.

TC: Many STR owners want to do the right thing.

NS: Some insurance companies will inspect if they are commercial.

PC recommends at this time not pursuing STR regulations or a registry. Bruce will go to the nex SB meeting to present.

Item 5: Elections:

Chair: MS nominated TC. BM 2nd. No discussion Motion Passed all in favor.

Vice Chair: SC nominated BM. MS 2nd. No discussion Motion Passed all in favor.

Secretary: SC nominated MS. BM 2nd. No discussion Motion Passed all in favor.

MARC Rep.: MS nominated SC. BM 2nd. No discussion Motion Passed all in favor.

Item6: Review Correspondence: None

Item6:New Business, Old Business: Discuss planning for open subdivision forum.
TC gave an update on Fletcher Farmand Proctor Piper Trails.

Item7: Review Correspondence: None

Item 8: Adjourn: MS made the motion seconded by SC . Motion passed unanimously

Respectfully Submitted By:

Tim Calabrese, Chair

3/29/24