

Town of Londonderry, Vermont

**Planning Commission Special Meeting Minutes
Monday, Feb 19, 2024
Twitchell Building**

Attending: Commission Members: Sharon Crossman, Dick Dale, Mimi Lines, Larry Gubb, Heather Stephenson. Maryann Morris. Guests: Will Goodwin, Melissa Brown, Paul Handler, Bruce Frauman

1. Meeting was called to order at 5:17 PM
2. Additions to the Agenda: No additions permitted
3. **Visitors and Concerned Citizens:** There was no public comment
4. **Proposed Zoning Regulation Update:** The language concerning STR's agreed to at the Feb. 12 meeting was unanimously approved. (Dick moved and Mimi seconded.) The language approved is:

3210 SHORT-TERM RENTAL

3210. A SHORT-TERM RENTAL(STR) is defined by Vermont Statute under [Act 10 \(2018\)](#) as a furnished house, condominium, or other dwelling room or self-contained dwelling unit rented to the transient, traveling, or vacationing public for a period of fewer than 30 consecutive days and for more than 14 days per calendar year.

3210. B SHORT-TERM RENTAL must:

- (1) adhere to the requirements for Short-Term Rental's contained in Article 4 of the Londonderry Short-Term Rental Ordinance passed on December 19, 2023 (the "STR Ordinance"), regulated by the Selectboard of the Town of Londonderry by civil ordinance under authority granted in 24 V.S.A. § 2291(29) and 24 V.S.A. § 1971 et seq.
- (2) Meet the performance standards of Section 3210;
- (3) Conform to all applicable state health and safety codes;
- (4) Short-term rentals are subject to Vermont's 9% Meals and Rooms Tax (MRT)
- (5) Short-term rentals are subject to a 1% Local Option Tax
- (6) not provide food service without a license from the Vermont Department of Health, Short-term rentals are not licensed lodging establishments as defined under VT Law

It was agreed that before the Feb. 26, 2024 meeting, Bob Fisher, Shane, and Heather will have a conversation to develop language with respect to the other concerns needing resolution from the Feb. 12, 2024 PC Meeting: any limitations needed in the Bylaw document going forward; limits for existing STR's; a resolution of the possible conflict in jurisdiction and enforcement by the new STR Administrator established by the STR Ordinance and the Town Zoning Officer in charge of enforcing the Proposed Zoning Bylaws; and possible inconsistencies in definitions because the proposed language in the Bylaws uses the latest State definitions and the Ordinance which uses the language of the current Zoning Bylaws

5. **South Village Master Plan:** heather discussed the new time-line for the South Village Plan to be developed by consultants. Before the Kick off meeting, on the afternoon of March 8, the PC must advertise the need to establish a citizen task force. It was agreed to ask key business owners specifically to join that first meeting. Paul Handler and Bruce Frauman volunteered to join the task force. Sharon, Maryann, Mimi, and Dick agreed to participate as a part of the task force when they can, but may not all be able to attend the kick-off meeting on March 8th. Mimi, Maryann, and Sharon will develop some advertising of the project and need for people to join the task force at the Town Meeting. The proposed time-line was approved by consensus as was the approval for Heather to sign the contract with Stevens and Associates.

6. The meeting was adjourned at 5:45.
7. The next meeting of the PC will be Feb. 26 at 3:30 in the Twitchell Building

Respectfully Submitted:
Dick Dale