

Wednesday October 25, 2023 6:00 PM
104 Mountain View Road Sunderland, Vermont

Members in Attendance:

Ben Travis
Michael Pugliese
Gordon Dossett
Robert Zeif (*Chair*)

Others in Attendance:

Mia Smith- Secretary
Mike Tuller- Zoning Admin
Kit Olivi

1. Call to Order by Rob Zeif at 6:03 pm.
2. Introduction of Board Members Ben Travis, Michael Pugliese, and Gordon Dossett.
Mike Tuller Zoning Admin.
3. Additions / Deletions to the agenda
4. Approval of Minutes – September 27, 2023
 - Rob Zeif asks for motion
Mover: Ben
2nd: Michael
Result: Passed
5. Zoning Administrator Update
 - Comments on STR from POV of health officer experience and POV zoning.
 - Recommends licensed official to come inspect units.
 - Rob Zeif agrees but suggests to wait on state recommendations/actions at end of legislative session. If state doesn't pass down recc's then the town of Sunderland can impose more regulation in bylaw re: inspections.
 - Michael Pugliese agrees saying going back to it after legislative session is over allows for town recommendations as well.
 - Rob says Zoning Admins could lobby state to have fire marshal inspections legislated and funded.
 - Mike Tuller says that waiting on inspections might cause problem down the road, especially during high traffic times (e.g. holidays)
 - Michael Pugliese says that Matt Jubowski, state fire marshal for district (Manchester, Sunderland, Dorset), offered to come to properties to inspect/go through safety check-list.
 - Resident, Kit Olivi, says that bylaw restrictions already exist in renter agreements with online platforms (airbnb, VRBO).

- Gordon Dossett says news article from Londonderry says that the responsibility if on the home owner that rents the property, is there responsibility for the people coming in/renting.
- Rob Zeif says landowners who haven't registered are reported by the town to an online platform, and property will be delisted.
- Mike Tuller asks if there is policy existing for towns to report to online platforms. Are noise and parking enough to report.
- Kit Olivi recommends regulations about fireplace use in STR. Rob recommends the host making regulations about fireplace use.
- Mike Tuller recommends improvements about definitions (e.g. managing agent), has other reservations about specifics of bylaw.
- Gordon Dossett wonders if there will be a public meeting between bylaws are finalized. Potentially in January.
- Rob Zeif responds that final project hasn't been finished, still waiting on input, then once they adopt it, a public meeting will happen.
- Ben asks Rob the process of reporting infractions to online platforms, and how effective they are.
- Mike Tuller brings up the prospect of having state tax on STR that are then used for affordable housing in Vermont

6. Old Business

Village/Town Sign

- Welcome signs for the town, project revived by selectboard.
- Waiting on response from elementary school ideas.
- Discussion about potential sign makers/designers.
- Discussion about state regulations; size, break-away ability, concrete footings, etc.

Village Center Designation

- Was not talked about at selectboard
- If selectboard adopts, Rob Zeif contacts Jen Hurley at BCRC to send it to state to be voted on.
- If passed, will adopt bylaws to reinforce that (e.g. zoning area)
- Gordon Dossett brings up town meeting to talk about what to do with designation
- Rob Zeif brings up ARPA funds to be used

7. Public Comment – Visitors / Concerned Citizens

- Ben discussed article from Wilmington about disputes

- Mike Tuller responds that this is the concern he has, entering buildings without permitting or protections through the enforcement process, and dealing with disputes between owners and renters.

8. Next Meeting November 29, 2023

9. Adjourn

- Rob Zeif asks for motion to adjour at 6:54.

Mover: Ben Travis

2nd: Michael Pugliese

Result: Passed