

Town of Sunderland Planning Commission & Select Board Special Meeting

Tuesday May 7, 2024, *Following the "Short Term Rental" Public Hearing*

Members in Attendance:

Dixie Zens
Todd Lawrence
Marty Nadler
Andrew McKeever
Bruce Mattison
Rob Zeif- Chair, Planning Commission
Ben Travis- Planning Commission
David Kiernan- Planning Commission
Mike Pugliese- Planning Commission

Others in Attendance:

Mia Smith
Irene Nadler
Maria Zimmerman
Rick Zimmerman
David Pollock
Anne Torre
Wilson Beebe
Diane Welebit
Rob Waite
Marc Johnston

1. Call to Order by Dixie Zens at 6:32 pm.

2. Board Members: Selectboard: Todd Lawrence, Marty Nadler, Dixie Zens, Andrew McKeever, Bruce Mattison. Planning Commission: Chair Rob Zeif, David Kiernan, Mike Pugliese, Ben Travis. Secretary Mia Smith.

3. STR Bylaw Review and Discussion

- Marty Nadler reads the STR bylaw aloud.
- David Kiernan states that there will be another warned meeting by the Planning Commission re: addition of clause 18.3.i (maximum bedrooms rooms for rent is 4.)
- Wilson David, representing the Roaring Branch Cabin Owners Association. Concerned about impacts on property, which consists of 35 acres, 11 owners, 1

caretaker, condo association. Established 1918, 1988 formation of modern cabins and declaration of condos and rental facilities.

- In definitions within bylaw, Roaring Branch cabins don't quite fit the definition of "camp". Requests modification to include new exemption, to read: "Condo association whose members are restricted from permanently occupying their premises, and which existed prior to the effective date"
- Dixie Zens calls for any comments from the planning commission. Rob Zeif and David Kiernan say they will look into it, and there will be another public hearing about it.
- Wilson David adds that secured bedroom clause excludes lofted bedroom access. David Kiernan says he hadn't seen that specified in other bylaws but it is an interesting consideration.
- Rob Zeif asks how long people stay in the Roaring Branch cabins? Wilson David says minimum 3 nights, long term 2-3 weeks. (The deed restricts premises to be used as full time residences)
- David Pollock asks for exemption "18.2.4", saying that the bylaw should not apply to owner-occupied residences. That regulation should not be applied to someone's private home where they also reside while renting.
- Marty Nadler asks to distinguish the difference then, between boarding house vs STR?
- David Pollock responds that maybe the exemption proposed should be more specific, but that it wouldn't apply to a boarding house.
- Dixie Zens says his first thoughts in reading the STR bylaw was that the safety precautions were an important aspect. That the owner is making money, renting to the public, that they should ensure safety of the renter and provide certain amenities.
- David Pollock says that once the rental exceeds 30 days then Vermont state laws are then applied.
- Rob Zeif responds that if a STR is not registered then there is no regulation and oversight, which ensures safety and amenities are provided. That Sunderland's STR bylaw was devised from precedent set by towns in Vermont and other National STR standards, that each municipality requires guidelines for owners to ensure health and safety of the renter.
- David Pollock says he believes that the state is already regulating STR and that owners likely don't know it.
- David Kiernan says that in all the bylaws he referenced, all owner-occupied properties have to be regulated as stated in bylaw. For example, NYC regulated that STR *must* be owner-occupied, and so all fall under these regulations.
- Dixie Zens asks if there is other input or questions. David Kiernan says that the board must vote to pass 18.3.i, and requests for other exemptions.

- Marty Nadler adds for the board to consider, 13.3.e about space requirement re:sleeping lofts.
- Dixie Zens asks for a motion to move STR bylaw back to the planning board with consideration of the 4 additions.

Mover: Marty Nadler
 2nd: Bruce Mattison
 Result: Passed

- Dixie zens asks about clarifying someone sleeping on the couch, Rob Zeif and Dave Kiernan respond that there is no specification of the structure of the bedroom, just the amount of people sleeping in the space.
- Marty Nadler motions to adjourn public meeting

Mover: Marty Nadler
 2nd: Bruce Mattison
 Result: Passed

4. Discuss and approve, if agreed, the application for the Highway Grant program.

- Dixie Zens calls joint meeting to begin at 7:17pm.
- Calls for board to approve highway grant program.
- Marc Johnston clarifies the grant is for erosion control.
- Dixie Zens asks for motion to allow chair to sign the grant application.

Mover: Bruce Mattison
 2nd: Todd Lawrence
 Result: Passed

5. Summer Town Gathering for a luncheon – suggested by the Planning Commission will be discussed.

- Rob Zeif says governing bodies don't want to govern in a vacuum. That gathering town members to understand issues to be addressed, discuss hopes for town, opportunity to get together- that the town of Sunderland should have a gathering to see what is on the residents mind. Especially about ARPA funds that need to be spent.
- Having something planned yet informal, get people together to get feedback. Upon invite, specify what input would be useful (e.g. APRA, village designation, etc).

- David Kiernan adds that it could be like an open house. Attract kids who will bring their parents, ask Arlington Fire to bring trucks. It would have to be warned as its a joint meeting, but just an opportunity for discussion and getting together.
- Dixie Zens asks Marc Johnston if the field outside of the town hall can be mown down to a “lawn.”
- Todd Lawrence says he isn't opposed, but the location creates some challenges with traffic and crowds. Would this be a recurring event?
- Rob Zeif says that whatever the town folks want, if we do it once and people enjoy it, then it can be planned again. Rob Zeif then asks Todd Lawrence if the school would be a better location>
- David Kiernan says parking is an issue at the town hall, there is no parking in the field. The permit for the field might be changing through the state, however.
- Rob Zeif says that based on how few folks come to board meetings, it seems like the issue will be having people attend in the first place.
- Irene Nadler says that the playground at the school would be a draw for children.
- Maria Zimmerman says that if it's in the fall, they can hand out a flier at school and will get more residents to attend.
- David Kiernan says that there is an amendment to the permit for this property, which will dictate what can be done on the town hall property. This might impact how the event can be facilitated.
- Dixie Zens says it will be good to know the changes, if we are considering a pavilion for this property.
- Todd Lawrence says that a pancake breakfast could be a way to get people together.

6. New Business

- Secretary Mia Smith is resigning. Looking for a replacement.
- Phyl Skidmore, director of the Martha Canfield Library in Arlington, is retiring. Celebration on May 19th at Arlington Inn 1-3pm, refreshments and cash bar. Ceremony at 2 pm.
- CCommunity gathering for kids and parents, Arlington Library on Thurs June 6 3-7pm.
- Rick Zimmerman asks about approving minutes from the last meeting. Dixie Zens says the next regular business meeting will be Monday 5/13.
- Grant writing training through VLCT on May 28th from 10-12pm. vlct.org/events.
- Bridge is currently closed. Marc Johnston says that originally they were repaving, but the underlying concrete was cracked and broken off. VTRANS came and checked, the main deck is still secure, concrete had just broken away from rebar. Planning to repave 5/10, to reopen soon after.

- Marc Johnston says the bike path will be done at the end of May.

7. Public Comment- none.

8. Adjourn at 7:43 pm.

Mover: Marty Nadler
2nd: Bruce Mattison
Result: Passed

Selectboard Zoom Meeting

Join Zoom Meeting

<https://zoom.us/j/97707968844?pwd=UHF3U0hBdzU4RFRPQmZBemw1bnhGZz09>

Meeting ID: 977 0796 8844

Passcode: 298147