

TOWN OF KILLINGTON PLANNING COMMISSION
Meeting of March 11, 2020

PRESENT: David Rosenblum, Chair
Walter Linnemayr, Clerk
Chris Karr
Vito Rasenas
Andy Salamon
Vince Wynn

START: 7:32 p.m.
END: 8:53 p.m.

Preston Bristow, Interim Town Planner
Lucrecia Wonsor, Recording Secretary

ABSENT: Jennifer Conley

GUESTS: Ken Wonsor

David Rosenblum, Chair opened the meeting at 7:32 p.m.

1. APPROVAL OF AGENDA

Rasenas moved the Agenda be accepted as may be amended. Karr seconded. 5 in Favor (Wynn was not present for this vote).

2. APPROVAL OF MINUTES

Rasenas moved that the Minutes of February 26, 2020 be approved as may be amended. Linnemayr seconded. There being no amendments, vote on minutes as written. 5 in Favor (Wynn joined the meeting after this vote).

3. CITIZEN'S INPUT – None.

4. PROPOSED ZONING BYLAW AMENDMENTS: REVIEW OF CHANGES MADE BY SELECTBOARD FOR PUBLIC HEARING ON MARCH 17, 2020

Bristow provided the Planning Commission with a summary of the changes made by the Selectboard. The changes were outlined in two versions – the only difference between the two being that Version I allowed for an additional two occupants above the currently defined Dwelling Unit Capacity and Version II did not allow for any additional occupants. Since the Select Board made changes to the amendment recommended by the Commission, the law states that the Planning Commission must be afforded the opportunity to comment on those changes.

The Commission reviewed the changes and took exception with several items although they did agree with not allowing any additional occupants. There was much discussion over what the proposed amendment is trying to accomplish and a sense that this was not in the best economic

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interest of the town. Some Commissioners felt the town should educate property owners on what the rules are first before implementing a registration program. It was noted that the short-term registration amendment does outline what property owners need to do and by registering their property, it puts the information in one place and is easier to track. It was also asked why the Zoning Administrator couldn't just enforce the rules we have. Bristow advised that the current Bylaw is difficult to enforce because it puts the burden on the Town to prove the violation. By requiring self-certification and registering the short-term rentals, the burden shifts to the property owner making it easier (and cheaper for the town taxpayer) to enforce.

After much discussion, Wynn moved and Rasenas seconded that the following changes be made to the Zoning Bylaw amendments as proposed by the Selectboard for a hearing scheduled for March 17, 2020:

- The proposed definition of “Dwelling Unit Capacity – Short Term Rental” which increases the capacity of a Dwelling Unit when used as a Short-Term Rental by two additional occupants be deleted, and all subsequent references to an increase of allowed occupants in Short-Term Rentals be deleted;
- Section 407(2) be changed back to the wording approved by the Planning Commission on January 8, 2020 which makes all applications for Short-Term Rental Registration to be by self-certification;
- Section 407(2)(F) regarding proof of liability insurance be deleted in its entirety;
- All references to renting a Dwelling Unit for “16 occupants or less” and for “more than 16 occupants” be deleted, and that Section 407(2)(G) be deleted in its entirety;
- Section 407(3) regarding submission of documents be deleted in its entirety;
- The duration of the Short-Term Rental Registration in Section 407(4) [to become Section 407(3)] shall be until there is a change of ownership or a change in permit conditions; and
- The word “capacity” be added to Section 407(6) [to become 407(5)].

Vote on motion – All in Favor.

5. OTHER BUSINESS – None.
6. CORRESPONDENCE – None.
7. PLANNER’S REPORT – None.
8. COMMISSIONER’S CONCERNS – None.

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Linnemayr moved to adjourn the meeting at 8:53 p.m. Rasenas seconded. All in Favor.

The next Planning Commission meeting is scheduled for April 29, 2020 at 7:30 p.m.

Respectfully submitted,

Lucrecia Wonsor
Recording Secretary

NOTE: These minutes have not been approved by the Planning Commission and are, therefore, subject to change.