



DRAFT

Selectboard Meeting Minutes

Tuesday, April 21, 2020

Present: Steve Finneron, Chairman
Jim Haff
Chuck Claffey

Chet Hagenbarth, Town Manager

Citizens via *Zoom*: 70+ citizens in attendance

AGENDA

1. Call to Order
2. Approval of the Agenda
3. Approval of Meeting Minutes of April 7, 2020
4. Selectboard Member Concerns
5. Citizen Input
6. COVID-19 update
7. PUBLIC HEARING NOTICE – PROPOSED AMENDMENTS TO KILLINGTON ZONING BYLAWS : SECTION 407 – SHORT-TERM RENTAL OF DWELLING UNIT
8. Emergency Management Director Appointment
9. Managers’ Report
 - a) Document Signatures
 - b) Transfer Station Update
10. Board of Liquor Control
11. Other Business
12. Executive Session, if necessary
13. Adjourn

1. Call to Order
CH Finneron called the Meeting to Order at 6:33 pm.

2. Approval of the Agenda
It was agreed to table the Meeting Minutes of April 7, 2020.
A motion to approve the Agenda as amended, UNANIMOUS.

3. Approval of Meeting Minutes of April 7, 2020

Approval of Meeting Minutes of April 7, 2020 were tabled until the next Selectboard Meeting, May 5, 2020.

4. Selectboard Member Concerns

There were no Selectboard member concerns.

5. Citizen Input

There was none.

6. COVID-19 update

The State of Vermont had pulled back on some of its restrictions, particularly in regard to outdoor activities and projects, but continued to emphasize NO close contact.

Town Hall would remain closed to the public however staffed during normal business hours. The Highway Department would work in crews of 2 in their own allocated vehicles to begin spring cleanup and general maintenance. GMNGC crews had begun maintenance in preparation of opening, once restrictions were lifted.

TM Hagenbarth thanked employees and citizens alike for their cooperation so far and called on continued efforts to avoid any relapse; he emphasized the importance in not relaxing too quickly forcing anything to close back-up.

7. PUBLIC HEARING NOTICE – PROPOSED AMENDMENTS TO KILLINGTON ZONING BYLAWS : SECTION 407 – SHORT-TERM RENTAL OF DWELLING UNIT

Citizens spoke one by one via Zoom video conferencing, expressing their concerns, support, opposition and requesting clarification on certain details.

Some expressed apprehension over enacting the proposed amendments during the current (Covid-19) climate and several demonstrated concern at the long-term effects of business and revenue to the Town as a whole, suggesting trade would be driven to other resort Towns.

On March 11, 2020 the Planning Commission reviewed the changes to the proposed bylaw amendments as approved by the Selectboard at their February 25, 2020 public hearing and offered recommendations. The Selectboard have received the Planning Commission's recommendations but decided not to incorporate them.

It was clarified that the proposed amendments were ALL existing State regulations and their adoption in Town Ordinance(s) both aided in informing property owners and to track, manage and enforce violations. Motivation was in the health and safety of the residents, visitors and emergency personnel alike.

Whilst State regulations dictate 2 people per bedroom (unless otherwise stated; for example, Condos who have supporting wastewater and Act 250 permits), Public assent leaned towards Version I "Increase of Additional Two Occupants" over Version II of the Proposed Zoning Bylaw Amendments, with no increase in occupants.

After discussion, the Selectboard agreed that if an Engineer had endorsed a "septic system" (tank size married to its field) and all State and Local permits had been met and approved, including wastewater/potable water, Division of Fire and Safety, Parking, Act 250 (where

applicable) and bona fide insurance; they would be in agreement with the plus 2 version of the amendments.

Some questioned whether Towns could make occupancy requirements less strict than State regulations (by allowing an additional two occupants for short-term rentals). Planning Administrator Bristow advised that the State regulations defined the full-time occupancy of a dwelling unit and not the occupancy for short-term rental use.

In deliberating these versions, Planning Administrator Bristow advised the Board that having the registration program would also assist to flip the burden of proof for enforcement from the Town to the applicant. It was agreed to add a line accentuating this into the STR Registration Application.

Upon further debate and considering citizen input it was agreed to accept "Version I – Increase of Additional Two Occupants" with the following changes-

Dwelling Unit Capacity : NOTE : If there is a state or local permit which requires a different Dwelling Unit Capacity, than that permit ~~will determine shall be taken into consideration when determining~~ the capacity of the Dwelling Unit.

A. The State of Vermont Wastewater and Water Supply Permit for the property for Dwelling Units constructed or occupied after July 1, 2007 and a local zoning or septic permit, if any, for Dwelling Units constructed before July 1, 2007.

...to be rewritten to be clearer.

C. ~~The Public Building Permit Inspection Report~~

G. If the proposed Short-Term Dwelling Unit Capacity is for ~~greater than 16 or more occupants...~~ ~~verify and rewrite for clarification.~~

3. No Registration for the Short-Term Rental of a Dwelling Unit ~~shall be issued shall issue~~ unless the applicant...

A motion to approve Version I – Increase of Additional Two Occupants (per unit), UNANIMOUS.

A motion to recess the hearing to make the aforementioned corrections and clarifications until the next Selectboard Meeting, May 5, 2020 was approved, UNANIMOUS.

8. **Emergency Management Director Appointment**

In lieu of the resignation of the current Emergency Management Director; Gary Roth the current Fire Chief and Whit Montgomery, Chief of Police had stepped forward in recommendation for the appointment. It was agreed the Fire Chief be appointed and could/would reach out to Montgomery for any assistance that may be required.

A motion to appoint the current Fire Chief Gary Roth to the position of Emergency Management Director was approved, UNANIMOUS.

Both Roth and Hagenbarth would immediately begin updating the Local emergency Management Plan (LEMP) and submit to (the appropriate) Regional Planning Commission.

9. **Managers' Report**

a) Document Signatures

Authorization signatures were required from the Board for the Refunding Resolution and Certificate for the \$588,000 Note, approved at Selectboard meeting of April 7, 2020.

Authorization signatures were required from the Board for the Warrant to Collector of Taxes for the Alpine Sewer Pipeline.

b) **Transfer Station Update**

Citizens were reminded that although clean-up day (along with Bulky Day) had been pushed back to May 30th, green-up bags had been and would continue to be, readily available outside of the Town Office. However, road crews were UNABLE for roadside pick-up, so citizens were asked to drop off the bags at the Transfer Station.

The Transfer Station was open Saturdays and Mondays from 8am until 4pm, where the bags could be dropped off at no charge. Please, ONLY roadside trash.

10. Board of Liquor Control

A motion that the Town Clerk move forward with an application for a First, Third and Outside Consumption Liquor permit(s) from Glaze Inc., dba Toast; was approved, UNANIMOUS.

The Town Clerk advised the Board she had also moved forward with an application from the KPAA for an Event Permit for the upcoming Wine Festival scheduled for July.

11. Other Business

There was no other business.

12. Executive Session, if necessary

Executive session was not deemed necessary.

13. Adjourn

The Meeting was called to adjournment at 9:45 pm.