

Woodstock Planning & Zoning Commission

SPECIAL MEETING

Thursday, June 1, 2023

7:30 PM

WOODSTOCK TOWN HALL, MEETING ROOM 1 & VIRTUAL via Zoom

The state statute currently allows for in person meetings unless quorum or more requests virtual meetings. Because of virtual attendance, this meeting is being recorded. This procedure has been reviewed and approved by Town Attorney Richard Roberts.

A recording of this meeting can be viewed at:

1. Call to Order- Vice Chairman Jeffrey Marcotte called meeting to order at 7:37 pm

- a. Roll Call- Noted for record: Quorum

Members Present- Jeffrey Marcotte (Vice Chair), Dwight Ryniewicz, Dean Gould, Mark Blackmer, Joseph Adiletta, David Morse

Members Present via Zoom - Doug Porter, Syd Blodgett

Members Absent- Nancy Fraser, Jeffrey Gordon (Chair), Joe Polulech, Timothy Young

Others Present- Delia Fey (Town Planner), Recording Secretary Amy Monahan, Jose Macho, Erin Yasgar, Phyllis Lawton, Joan Rivers Bardwell, Ross & Kathleen Ellison (via zoom)

- b. Designation of Alternates: Doug Porter, Dean Gould and Dwight Ryniewicz were seated
c. Pledge of Allegiance: Jeffrey Marcotte led the Pledge of Allegiance

2. Chair's Report

- a. Thank you to staff and commissioners for all the work at meetings and for what you do between meetings.

3. Air BNB Regulations

- a. Delia Fey has sent out the draft to date based on Ashford regulations for Air BNB regulations to the commissioners. Delia shared that she will be attending a legal seminar for Air BNB on June 16, 2023.
- b. Joe Adiletta noted that there was previous discussion about the definition of a meal. The commission should decide what constitutes a meal and Joe Adiletta suggests adding wording to read prepared meals by owner/meals prepared by owner.
- c. Joe Adiletta also noted that there are additional definitions (VRBO, short term/long term, home away, etc.) that should be defined. Delia Fey noted that the definition of short-term rental needs to be defined and not the names of the companies that manage the short-term rentals.
- d. Question for Rich Roberts: Suggested wording for the accessibility of the agent to the rental location. The commission likes the idea of having a person responsible for the property within a certain distance/time frame from the property.
- e. Delia Fey suggests removal of Bed & Breakfast and replacing it with short term rental data (both hosted and unhosted). Delia Fey suggests not limiting the number of stays or adding any additional restrictions that would need enforcement which are not needed for adequate regulations.
- f. With the removal of Bed & Breakfast, the short-term rentals would require a special permit.
- i. Mark Blackmer noted that the Bed & Breakfast model does seem reasonable for home occupation.
 - ii. David Morse noted that keeping home occupation permits allows for review at renewal periods and reduces permits that will run with the land indefinitely.

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- g. The commission decided to allow for the continuation of Bed & Breakfast operations as hosted short-term rentals. These rentals will be permitted under home occupation permits.
- h. Unhosted rentals would not be allowed under home occupation permits. Unhosted rentals would require a special permit.
- i. The commission discussed the desire to create a new permitting process less burdensome than the special permit. Short term rentals would be a good fit for this type of permit.
- j. Question for Rich Roberts: can special permits be given time limits (expirations) and specific time limit restrictions/guidelines?
- k. Erin Yasgar appreciates the depth and process the commission is taking for this process. She noted that she has used Air BNB rentals for a long period of time all around the country. She noted her experiences and the benefits of monetizing use of your home.
- l. Jose Macho noted the use of the word homeowner in the discussion. He noted that many properties are owned by LLC's for the purpose of making money and there is no traditional homeowner. He stated that permits are a very important issue to keep rentals safe.
- m. Phyllis Lawton is a current short term rental host of an owner-occupied location. She noted that she has rules and regulations and understands the fears of rowdy parties. She recommends that the permit process focus on the owners of the properties and the responsibility of those owners in the rental process.
- n. Ross Ellison noted that he lives on a private lake and worries about who will police and handle problems if and when they arise as the lake does not have the resources to do so and wishes that the short-term rentals were not allowed within the private district.
- o. Kathleen Ellison asked how septic systems would be monitored for lake districts with additional home use with short term rentals. Delia Fey noted that all septic system regulations and public health code is handled by the NDDH. Kathleen Ellison suggested that lake districts be given separate considerations.
- p. Joan Rivers clarified that she applied for a Bed & Breakfast permit and noted that her house was built as a 3 bedroom- in response to statements made about her septic being a safety concern.
- q. Delia Fey will send out an updated draft showing changes made at tonight's meeting.

4. Review of Home Occupation Permits

- a. None

5. Adjournment

- a. David Morse made a ***Motion** to adjourn. ***Seconded** by Mark Blackmer. ***The motion passed unanimously**. The meeting adjourned at 9:20 pm.

*Respectfully submitted by Amy Monahan, Recording Secretary. DISCLAIMER: These minutes have not yet been approved by the Planning & Zoning Commission. Please refer to next month's meeting for approval/amendments.