

Salisbury Planning Commission
Minutes of the March 4, 2024 Meeting--DRAFT

Members present: Ariell Slater, Barrie Bailey, Justin Boyer, Morgan Cate, Deb Brighton

Ariell opened the meeting at 7:13. No one except Ariell could access the internet, which hindered the group's ability to read, discuss, and edit meeting documents. Members briefly discussed the concept of performance standards to "describe the levels of operation that are acceptable and not likely to affect adversely the use of the surrounding area by the emission of dangerous or objectionable elements," and agreed that we should make notes about what should be included in performance standards as we go through the process. Ariell asked members to review the online document about performance standards, and to make comments. These will be reviewed and clarified later in the revision process.

The statutes allow performance standards for solid waste, but wastewater is addressed separately. However, using the same logic, it would seem that isolation zones for septic and water should not cross boundaries and infringe on the ability of another parcel to be developed. The commission discussed the possibility of including a condition, in all districts, that the isolation distances from water or wastewater systems shall not extend beyond the parcel boundaries unless legal consent has been given by the adjacent property owner. The commission noted that this might effectively determine the minimum lot size in the village. A "village team" meeting at ANR will address this question on Friday.

Members agreed to consult the regional ANR staff for suggestions about dealing with stormwater that can be administered by the ZA or DRB.

In the February meeting, the commission grappled with how to treat seasonal, cottage, and short-term rental units, so we researched it a bit and continued the discussion. In Vermont, towns are allowed to "regulate by means of an ordinance or bylaw the operation of short-term rentals within the municipality, provided that the ordinance or bylaw does not adversely impact the availability of long-term rental housing. As used in this subdivision, "short-term rental" means a furnished house, condominium, or other dwelling room or self-contained dwelling unit rented to the transient, traveling, or vacationing Public for a period of fewer than 30 consecutive days and for more than 14 days per calendar year." (24 V.S.A. § 2291(29)).

Towns may address short-term rentals in either the zoning regulations or a stand-alone ordinance. The commission appreciates Salisbury's longstanding tradition of summer cottages at the Lake, but Morgan warned us of the growing conflict between new short-term rentals and year-round housing that he has seen in other states. Although no final decision was reached, members agreed that it would be a good idea to have a short-term registry to understand what is happening, and that it might be a good idea to have a stand-alone ordinance, separate from zoning, that is discussed and debated by the town.

Without access to the online grids, members took up the two forest districts. For the highest priority forest district, it was agreed to make housing a conditional use rather than a permitted use. Discussion moved to the medium priority forest districts. Barrie stated these areas are crucial for conservation, and should have a 25-acre minimum lot size and very few permitted uses. No specific uses or standards were

agreed on. Ariell suggested that each member fill in the grid so that we can see areas of agreement and disagreement—and have a more productive conversation.

Members discussed three overlay districts in which development is basically precluded: floodplains, wetlands, and river corridors. There was agreement to adopt the model regulations for each of these. The adoption of the model river corridor regulations would enable the town to receive more funding in a federally declared disaster.

Minutes of the February meeting were approved by consensus.

The next meeting will be April 1, with a focus on the rural district. The commission would like to invite Katie Raycroft-Meyer to the May meeting, with a focus on creating neighborhoods/clusters/hamlets in the rural district.

The meeting was adjourned at 9:15.

Submitted by Deb Brighton