**LANDGROVE PLANNING COMMISSION/ ZONING BOARD OF ADJUSTMENT**

Minutes of Meeting

11/29/23

DRAFT

**Attending:**

 Board Members: Harry Lux, Jeff Cleary, Ryan Foster, Michael Morfit

 Z.A.: William Goodwin (Zoning Administrator)

 Members of the Public: Steve Hall, Will Reed, Josh Wylie, Kevin Dommenge

The meeting was called to order at 5:30 pm

Nothing was added to the agenda.

The Z.A. went through the differences between the current draft of the bylaws and the bylaws that were adopted in 2017.

Members of the public asked questions about the following areas:

* The rules for road access for houses, easements for non-frontage lots, and accessory dwellings. There was a consensus that there are legitimate reasons to have two driveways on a property, and that the bylaws should have rules that clarify when this is allowed.
* The new rules on developing areas with slopes over 20% in grade were discussed. The Z.A. said that the rules do not mandate a hearing to approve development on a lot with steep grades unless the proposed development is in or on top of the steep area.
* The maximum size for accessory dwellings was discussed, it was decided no change was needed.
* The new CARE district lines were discussed. It was decided that the boundary of the CARE district should be set back 1,500 from Winhall Hollow Rd and Holden Hill Rd, but not from private roads Russet Hill and Ardis Ln.
* There was a discussion of whether tiny homes would be treated like trailers or permanent homes, and the ZA said he would clarify that in the section on trailers.
* There was a discussion of the change of the words “natural or earth colored siding” to “neutral or earth colored siding”. The ZA will look for other options.
* There was discussion of density bonuses for affordable houses, it was decided to leave this section as is.
* There was a discussion of short-term rental regulations, the ZA said that most towns are regulating short term rentals with ordinances which are the authorized by the selectboard not the Planning Commission, and he said he could provide the selectboard with some samples of short-term rental ordinances.

The minutes of 11/16/23: RF moved approval, JC seconded, passed unanimously.

The board went into executive session and reviewed the changes that should be made to the draft bylaws, and the next steps in the approval process. The Selectboard will hold a hearing on the draft bylaws 12/29/23.

Adjournment: at 6:55 JC moved adjournment, seconded RF, passed unanimously

**Next Meeting:** The Planning Commission will meet next on 12/21/23 at 5:30.