

**SOUTH HERO PLANNING COMMISSION  
MINUTES**

**6PM** on November 15, 2023

Town Office

***This meeting had a Zoom option.***

**AGENDA**

Meeting Called to Order at 6:00 PM by Sandy Gregg, Chair

**Record:** Recording not available due to technical difficulties.

**Assign Minute Taker:** Sandy G.

**Attendees:** Sandy Gregg (Via Zoom - Precautionary - exposed to Covid),

In Person: David Roy, Don Bedard

Absent: George Harwood

Public: Tim Maxham

1. Changes to the Agenda - None
2. Public Comment on anything not already on the Agenda - Tim M. reserved comment time.
3. Old Business:
  - A. Updating Development Regs: Sandy G. reviewed the Technical Edits.
  - B. Short Term Rentals: Brief discussion about the impact on South Hero followed. All three PC members in attendance agreed the issues for South Hero are: Septic failures due to over-booking; Noise: this is an issue for the Sheriff; Who would enforce it? Sandy G. asked who enforces septic issues now? Answer: the State. So if a neighbor witnesses a septic issue they should call the State. Call the Town Office or Zoning Administrator for a contact name & number. Conclusion: Short Term Rentals may be an issue down the line but the 3 PC members present felt this topic can be tabled for now.
  - C. Housing Inventory - No update available - S. Gregg will remind the Listers about this task.
4. New Business:
  - A. Discussion about P 11, 206.B, figure 2.1. This topic was requested by Michele Gammal. Since she is not in attendance the topic was tabled until our next regular PC meeting Dec 6,2023.
5. Approve Meeting Minutes from: PC meeting Oct 18,2023: Motion by Don Bedard to approve the Minutes from Oct 18,2023, seconded by David R., the vote was unanimous.
6. Administrator's Report - None
7. Announcements

- A. Meeting House - Update if any. S. Gregg reported the Committee continues work and had asked Arnold & Scangas for background on making a case for new windows rather than repairing the old windows. Rebecca Arnold - Arnold & Scangas had emailed a response that included historic preservation information. The Committee will take up this topic at their next meeting December, 4,2023 at 2:00 PM.
- B. Town Office Committee - David Roy report the Ross Brown had asked him about conceptual drawing/model for the Town Office Project and if he would be interested in joining the Committee. David R. is seriously considering joining.
- C. Wastewater Committee - Currently on hold. This item will be removed from future agendas until such time as it is re-activated.
- 8. Next Meeting – Special PC Warned meeting, Wednesday, Nov 29,2023, 6 PM -Town Office.
- 9. Adjournment: Motion to adjourn by David Roy and seconded by Don Bedard. Vote was unanimous. Meeting adjourned at 6:39 PM.

Respectfully submitted,

Sandy Gregg - Chair  
South Hero Planning Commission

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

For the Planning Commission

These minutes are unofficial until approved at the next regularly scheduled meeting. All motions were unanimous unless otherwise indicated.