APPROVED AS AMENDED ON 10 MAY 2017

Planning Board Public Hearing Minutes for April 19, 2017 - ~~first draft~~

The meeting was called to order by David Roberson at 7:07. Also in attendance were Planning Board members Dan Burke, Jodi Brown, Robin Reed, and Douglas Wilson, scribe, and guests Maggie Rice, Deborah Katz, & Jean Claude vanItallie.

David explained the procedure that is followed at Planning Board Public Meetings.

Jean Claude said he wants to rent two rooms, especially in the winter, since he has to heat his house anyway and this will help with the costs. The rooms will not include food, except perhaps coffee or tea in the morning.

David explained that some towns put conditions on rentals, like requiring guests to register.

Robin found something that was advertising the availability of rooms by Shantigar, rooms that hadn't been inspected. Doug suggested that Shantigar was different from and independent of Jean Claude's request.

Maggie spoke on behalf of the Board of Health, of which she is a member. The B of H needs to inspect each house that is being rented once a year. She also said she was also representing Dan Wessman, who could not be present tonight. Both she and Dan are opposed to approving JC's request.

JC said Shantigar does not operate in the winter, when he hopes to serve cross country skiers, snowshoers, and downhill skiers. He says he encourages people to park in his parking lots and to not use their cars when they are there.

Shantigar is a 501C3 non-profit. Shantigar owns some of the land there is separate from the land JC owns. Map 408, lot 35 was looked at and JC's property was designated in red on the that map.

Jodi asked it the Planning Board could impose conditions, like only two rooms can be rented.

David said that he thought that we need to consider if adverse effects might outweigh the benefits. People do need a place to stay, so in some manner this available rental property will serve them. Possible negative effects might be additional traffic flow and safety on the road.

JC estimated that there was about one car per hour, while Maggie said she has sometimes seen 15 in an hour. JC said he had two large parking area with about ten parking spaces in each of the two areas, that the parking lots were plowed, and the cars would be off the road

David said the impact on the neighborhood seems like it will be minimal, notwithstanding the concerns raised by the neighbors. We could stipulate that there was no parking in the road.

Dan is not inclined to approve the application. He doesn't understand the distinction between JC and Shantigar and he is not seeing enough information, so he suggested that we continue the hearing, hopefully with more detailed maps, AFTER FURTHER DISCUSSION THE BOARD VOTED TO HAVE DAVID CALL DONNA MACNICOL FOR ADVICE ON HOW TO PROCEED DR RWR

Doug suggested that members of the board go and see the place for themselves.

JC said that when Shantigar is open people sometimes use tents or three rustic cabins he has that do not have water or bathrooms.

We agreed to meet on Wednesday May 10th, at 7 pm and AT 8:50 the hearing was ~~continued~~ until that time.