

## PC Report to Town Council from 4/4/23 mtg

### 1. STR CUPs

a. Herndon CUP to operate STR Business at 42 Steamboat Rd -PC voted to recommend approval 5-0

b. Crap-Trap CUP to operate STR at 31 Spring St- PC voted 3-2 to recommend not approving due to five Vineyard Grove residents opposing and that if approved this would keep the Vineyard Grove at 42% STRs and 32% of the Town's 35 limit. The non-STR owners have legitimate concerns about STR density. Note that this was a previously grandfathered STR which has changed hands and needs a new CUP to operate.

### 2. Administrative Simplification, CUP Approval Process

A Proposed Amendment to Town Code 154.085 (B)

Present Language:

The B-1 uses are stated in 154.086. A conditional use permit is required for all uses in 154.086 (B), and an additional conditional use permit is required in the event of expansion or change to an existing permitted use. Uses specified in 154.086 (C) are prohibited.

Proposed to change to:

The permitted B-1 uses are stated in 154.086. A conditional use permit is required for each use in 154.086 (B) and an additional conditional use permit is required in the event of expansion or change to an existing permitted use, except when upon a recommendation of the Zoning Administrator such requirement is waived by the Planning Commission. Such recommendation shall be made based upon the facts that the expansion or change is from one permitted use to another listed in 154.086 and the new use has similar or less impactful parking requirements, hours of operation and customer traffic. The Zoning Administrator's recommendation shall be voted upon in the regularly scheduled Planning Commission meeting.

Approved by a vote of 5-0

### 3. Capital Improvement Plan

The Planning Commission approved a plan to be submitted to the Budget and Finance Committee. Many items were not prioritized as too much information was missing or planning processes not completed. At the subsequent B&F meeting additional information was offered, adding ballpark cost estimates for commons items etc., which will be considered at the May PC meeting. The PC recommended that no Town debt be taken on with the exception of a potential sewer system or Town Office if projects for these items are eventually approved. All other capital projects should be funded by Capital Reserves or Grants.

Respectfully Submitted,  
Tom Chapman – PC Chairmen