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# Planning Board Minutes 9/14/17

Planning Board minutes for Thursday September 14, 2017

- Open meeting and take attendance.
  - Members present: Pat Salomon, Larry Klein, Tom Sawyer, co-chair, Stephen Enoch, co-chair, Roger Tryon and Don Coburn.
  - Members absent: Richard Piepho
  - Members of the public: Bettina Schwartz
  - Business from the public.
  - Bettina Schwartz stopped by to ask about the minutes from the August 10<sup>th</sup> meeting with regard to a noise ordinance. The board said that the item was on the agenda as part of a list of possible projects for the Planning Board for the coming year.
  - Read minutes from August 24, 2017.
  - The minutes from August 24, 2017, were read and approved as written.
  - The board briefly reviewed the approval letter from the Attorney Generals' Office regarding the zoning bylaws that were approved at the Annual Town Meeting in May. The letter included 3 pages of information about the legality of various aspects of the sign bylaw based on content.
  - Sign off on final draft of special permit finding for 10 Phelps Rd.
  - The board reviewed the draft finding for the special permit application for Padalino/10 Phelps Rd.
  - New board member Don Coburn asked for clarification about the Planning Boards' purview with regard to special permits. His question, "What is the ZBA's question that the Planning Board is answering?" Board members said that the Planning Boards' job is to review the application with specific regard to the zoning bylaws.
  - Coburn made a motion that the board vote to reconsider its' vote from the prior meeting, and Pat Salomon seconded. Coburn said that, reconsidering, he thinks that the proposed construction does increase the non-conforming nature of the property, although he agreed that the increase is not detrimental to the neighborhood. The board voted against reconsidering the vote from the last meeting since it left the conclusion essentially unchanged.
  - Coburn requested that the specifics of his reconsideration be noted in the finding and that a draft of the finding be emailed to the board prior to submission.
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- Ongoing discussion re: Air BnB.
  - The board continued an ongoing discussion about Air BnB that included traditional bed and breakfasts and summer season home rental.
  - Board members requested that a small blurb be put in the Monterey News to invite citizens to the Planning Board to discuss their experiences with Air BnB. This may include owners of Air BnB properties, neighbors of homes used by Air BnB or other home vacation rental companies such as Vacation Rental By Owner (VRBO)
  - Open mail.
  - Adjourn

Respectfully Submitted,  
Maggie Leonard, Clerk