

**Andover Planning Commission**  
Special Meeting  
Minutes  
TUESDAY, JANUARY 2, 2024 AT 6:15 PM  
Andover Town Hall  
(in Person/Conference call/Zoom)

COMMISSION ATTENDANCE: Janet Albrecht, Nicholas Baker, Dexter Brown, Joseph Fromberger, Richard Ingersoll, George Moser and Lenore Szuchman.

COMMISSION MEMBERS ABSENT: James Stack and John Yake.

ATTENDANCE (OTHERS): Jonathan Stevens (ZBA/Planning Commission Clerk), Sarah Bennett (Okemo Valley TV), Jason Rasmussen (Mount Ascutney RPC), Susan Leader, Richard Griswold, Kelly Gibson, Steve Seguiti on Zoom.

The Chair, J. Fromberger, called the special meeting to order at 6:15 PM.

On a motion by George Moser the published agenda was approved.

On a motion by Nicholas Baker the minutes of the December 5, 2023 meeting were approved.

The warned public hearing was called to order at 6:18 PM.

The purpose of this special meeting is to conduct a public hearing to receive comment on the proposal by the Andover Selectboard to amend the Andover Zoning Regulations by:

- 1) Adding Short Term Rental to the list of Conditional Uses in Section 610 of the Andover Zoning Regulations; and
- 2) Adding the State definition of Short-Term-Rental in Section 710 of the Andover Zoning Regulations.

The discussion started with the question whether a permit application could be denied solely on the opposition of neighboring property owners. A review of the process shows that a decision on an application for a Conditional Use permit must be based on the applicant's compliance with the requirements listed, specifically, in the Andover Zoning Regulations, as well as other specific conditions imposed by the Board of Adjustment.

The question of how to deal with existing STR's remains to be decided by the Andover Selectboard.

The options appear to be:

- Require all existing STR's to obtain a Conditional Use permit, or
- To designate existing STR's as non-conforming existing uses.

There was discussion of how the permit process would change if the Selectboard decided to adopt more detailed regulations concerning STR's in the future and if that would require additional permits, other than a Conditional Use permit. The discussion showed that it is not unusual for most Conditional Uses to require other legal permits to operate, in addition to the local permit.

There was discussion that the process of adopting future, additional regulations concerning Short-Term-Rentals would be a public process with public input and participation.

With no further public comment, the public hearing was adjourned at 6:34 PM.

The Commission member discussion following the public hearing reiterated that the purpose of this hearing was to arrive at an agreement about what recommendation the Commission would make to the Selectboard.

Richard Ingersoll moved that the Commission recommend that the Selectboard follow the adoption process and then submit the question to the voters at Town meeting.

The motion was adopted by a vote of four (4) YES and two (2) NO votes.

PUBLIC COMMENT: None

ADJOURNMENT: The Chair adjourned the meeting at 6:49 PM.

**Commission members:**

Albrecht, Janet	2025
Baker, Nicholas	2026
Brown, Dexter	2024
Fromberger, Joseph	2024
Ingersoll, Richard	2025
Moser, George	2025
Stack, James	2026
Szuchman, Lenore	2027
Yake, John	2027

Daire Gibney, Administrative Officer 2024

All appointments end on December 31 of the year