

**Town of Walden**  
Walden Planning Commission  
Regular Monthly Meeting  
February 22, 2024

I. **Call to Order** Tim Hancock called the meeting to order.

II. **Roll Call**

Commissioners:

✓Tom Bartoo	✓Werner Slabber
✓Angela Cassidy	—Bill Trohanis
✓Tim Hancock	✓Tim Hilvers
✓Joe Robbins Jr.	

Staff:

- ✓Ashley Gates, SETD
- ✓Mariah Prescott, Town of Walden
- ✓Ellen Young, Town of Walden
- ✓Sam Elliott, Town of Walden
- ✓Sally Cole, Town of Walden

III. **Adoption of the Agenda**

Recommendation to move IX New Business (a) Special Permit Application to the beginning of the meeting.

Motion:

Motion was made to move move IX New Business (a) Special Permit Application to the beginning of the meeting.

2nd	Tom Bartoo	✓	Werner Slabber
M	Angela Cassidy		Bill Trohanis
✓	Tim Hancock	✓	Tim Hilvers
✓	Joe Robbins		

IV. **Consideration of the minutes**

Recommendation for typo to be corrected on page 8

Motion:

Motion made to approve with the recommended change.			
M	Tom Bartoo	✓	Werner Slabber
2nd	Angela Cassidy		Bill Trohanis
✓	Tim Hancock		Tim Hilvers
✓	Joe Robbins		

#### **V. Town Administrator Report**

Mariah Prescott reported the Mayor and Board sent the Short-Term Vacation Rental Ordinance back to the Walden Planning Commission for review and further consideration of potentially reducing the square footage allowed to have STVR's, to review owner-occupied and supervised STVR's, and to review what the Town office involvement would potentially be.

#### **VI. Communication from Chair and Commissioners**

Chairman Tim Hancock introduced new WPC member Tim Hilvers. Commissioner Tim Hilvers gave an overview of his background and interest in the WPC.

#### **VII. Hearing of persons having business with the Commission**

None

#### **VIII. New Business**

##### **a. Special Permit Application -734 High Pasture Road**

Discussion:			
Ashely Gates gave an overview of the Special Permit Application for 734 High Pasture Rd and history of the applicants receiving approval of a variance to build on an unopened ROW and recorded access easement to build a new construction home on the private road High Pasture Rd.			
Ashley Gates recommended to approve the application.			
Motion (if any):			
Motion was made to approve the Special Permit Application.			
✓	Tom Bartoo	2nd	Werner Slabber
M	Angela Cassidy		Bill Trohanis
✓	Tim Hancock	✓	Tim Hilvers
✓	Joe Robbins		

## IX. Unfinished Business

### a. Short-Term Vacation Rental Ordinance Discussion

<p>Discussion:</p> <p>Chairman Tim Hancock explained the Mayor and Board's decision to remand the STVR Ordinance back to the WPC for review.</p> <p>Discussion on reducing acreage from 5 acres to 2 acres allowed to participate in STVR's, owner-occupied, non-owner occupied, supervised, the potential strain on the Town office staff, and the cost to taxpayers.</p> <p>Alderwoman Angela Cassidy would like to see a cost/benefit analysis.</p> <p>More research will need to be done and the WPC would like staff to look into how other comparable Towns deal with STVR's.</p>			
<p>Motion (if any):</p> <p>No motion was made.</p>			
	Tom Bartoo		Werner Slabber
	Angela Cassidy		Bill Trohanis
	Tim Hancock		Tim Hilvers
	Joe Robbins		

### b. Zoning Ordinance Text Amendments- Review of Amendments

<p>Discussion:</p> <ul style="list-style-type: none"><li>i. Update references to Regional Planning Agency and Regional Planning Commission throughout document</li><li>ii. Section 1.01- General Purpose- Update to reflect correct planning document</li><li>iii. Section 10.05 Fees and Administrative Costs</li><li>iv. Section 4.05 Clarification of Square Footage Definition</li><li>v. 8.01(n) Special Permit for Buildings or Structures with a footprint greater than 5,000 square feet in the C-1 and Tc-MU zone</li></ul> <p>Discussion on each amendment with minor edits and clarification of square footage definition throughout document replacing footprint with gross square footage greater than 5,000 square feet not to exceed 15,000 square feet.</p>			
<p>Motion (if any):</p> <p>Motion was made to incorporate changes to the amendments discussed and a clean version sent to the WPC. If any WPC member would like further discussion, the text amendments will be brought back at the March 2024 WPC meeting to review.</p>			
2nd	Tom Bartoo	✓	Werner Slabber
M	Angela Cassidy		Bill Trohanis
✓	Tim Hancock	✓	Tim Hilvers
✓	Joe Robbins		

**X. New Business**

**a. 2024 Meeting Schedule**

Discussion: Discussed 2024 WPC meeting schedule all at 5:30pm:  March 28 April 25 May 23 June 27 August 22 September 26 October 24 December 5			
Motion (if any):  No motion was made.			
	Tom Bartoo		Werner Slabber
	Angela Cassidy		Bill Trohanis
	Tim Hancock		Tim Hilvers
	Joe Robbins		

**XI. Adjournment**

Discussion: No discussion was had.			
Motion (if any):  Motion was made to adjourn.			
M	Tom Bartoo	2nd	Werner Slabber
✓	Angela Cassidy		Bill Trohanis
✓	Tim Hancock	✓	Tim Hilvers
✓	Joe Robbins		

M = Motioned

2<sup>nd</sup> = Seconded

✓ = Present, Voted in favor

X = Voted against

A = Abstained

Strike through = Not present

 3-28-24  
Walden Planning Commission Chair

 2024-03-28  
Walden Planning Commission Secretary