

# WEBSTER PLANNING BOARD

## MAY 18, 2023 Meeting Minutes



The Webster Planning Board met on May 18, 2023, at 5:30 p.m. for a regularly scheduled meeting.

**CALL TO ORDER:** Sara Stahlman called the meeting to order at 5:30 p.m.

**MEMBERS PRESENT:** Tonya Basse, Brandon McDevitt, Sara Stahlman, Rachael Pollack, Chris Cox, Will Whitfield, Jenny Reisinger, Leigh Anne Young (Town Board Liaison)

**MEMBERS ABSENT:** None.

**OTHERS PRESENT:** None.

Sara Stahlman reviewed the ethics statement. No conflicts were expressed.

### GENERAL MEETING

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#### **Approval of Agenda and Minutes:**

The current meeting agenda and May 18, 2023 meeting minutes were reviewed.

**MOTION:** Rachel Pollack motioned to approve the agenda with several amendments. Jenny Reisinger seconded. Motion carried unanimously.

**MOTION:** Rachel Pollack motioned to approve meeting minutes. Jenny Reisinger seconded. Motion carried unanimously.

**Informal comments by the public:** None

### OLD BUSINESS

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#### **1. Short-Term Rentals (STRs)**

- Review of Planning Board recommended changes to date.
- There was a brief discussion of districts and if they are needed in Webster. Case law is moving towards zoning vs. ordinances.
- Do we want to allow accessory dwellings as STRs? We need to clarify definitions of accessory structure and accessory dwelling. We currently have square footage and setback requirements – would they apply to an accessory dwelling? We have a 1000 square foot maximum for accessory structures. We may need a minimum square footage for accessory dwellings. We will refer to our current ordinances on signage, parking, garbage removal, recycling, noise, specific health and safety standards. This is included in Sylva's, as well.
- Review of Sylva's ordinance with standards for STRs. The board considered the idea of the supplemental STR standards that Sylva uses. Question: Does STR policy apply to long-term rentals? There are some components of long-term rentals that we want to keep. Do we need to address how many unrelated parties can reside in LTR? This may be addressed indirectly in parking regulations. Sara will draft changes.

- Include the point of sale clause that Sylva has.
- It is important that Webster ordinances be very clear that a homeowner cannot have accessory dwelling without supporting acreage. Every new ordinance should be linked to our land use plan.

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***NEW BUSINESS***

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1. Summer Meetings
  - The June meeting has been moved to Tuesday, June 27<sup>th</sup> at 5:30. The July meeting may be changed but this decision will be made at the June meeting.

**Administrative Reports:**

**Town Board Liaison Report: None**

**Chair Report: None**

**Planning Board Members' Reports: None**

**Adjournment**

***MOTION:*** Chris Cox made a motion to adjourn the meeting at 7:00 p.m., seconded by Jenny Reisinger. Motion carried unanimously.

**NEXT MEETING:** The Planning Board will meet on Tuesday, June 27, 2023, at 5:30 pm at the Webster Town Hall.

**MEETING ACTION ITEMS:**

- Sara will update STR policy and separate out into Short-term/Long-term with the addition of the point of sale clause.
- Leigh Anne will talk to Town Attorney Will Morgan regarding the specific questions generated during the discussion.

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Brandon McDevitt, Secretary, Planning Board, Town of Webster