

**MINUTES FROM THE JULY 22, 2019 MEETING  
OF THE REGIONAL PLANNING COMMISSION**

**Members Present:** Adelman (Bozrah); Blanchard (Lisbon); Calvert (Franklin); Caron (Salem); Giroux (Lisbon); Kunkemoeller (City of Groton); Levine (New London); Pritchard (Town of Groton); Seder (Bozrah); Stockton-Sabrowski (Preston)

**Others Present:** Justin LaFountain (SCCOG Staff); Dan Daniska (City of Norwich); Richard Shuck (City of Norwich)

1. Call to Order:

Chairman Giroux called the meeting to order at 7:20 p.m.

2. Roll Call:

A quorum was present as of 7:20 p.m.

3. Review Minutes of Previous Meetings:

Commissioner Levine made a motion to approve the RPC minutes of April 2019. Seconded by Commissioner Pritchard. Approved unanimously. Commissioner Caron abstained.

4. Updates From Commissioners on Current Local Municipal Activities

Commissioners discussed some of the activities which are occurring in their municipalities, and some of the actions that are currently being taken by their respective Planning Commissions. Several towns noted that they are currently or have recently revised sections of their Zoning Regulations (Town of Groton, Preston, Franklin, Salem). New London and the City of Groton discussed new developments in their municipalities. Chairman Giroux noted that he feels it is valuable for the commissioners to hear what other towns are doing, so that they can be aware of activities that are occurring and learn about ideas from other municipalities.

5. Presentation and Discussion Regarding Short Term Rentals

LaFountain gave a brief presentation regarding short term rentals. LaFountain presented that there are two general ways to regulated short term rentals: through zoning regulations, and through municipal ordinances. If municipalities choose to regulate these rentals (and many towns in the region have not at this point), there are pros and cons to both methods of regulation. LaFountain also presented various specific areas of concern and benefit for municipalities in relation to short term rentals.

The Commission then discussed how their respective municipalities have been interpreting and regulating (or not regulating) short term rentals. Commissioner Pritchard noted that Noank has recently worked on zoning regulations pertaining to rentals. Commissioner Stockton-Sabrowski stated that in Preston, they have developed zoning regulations for short term rentals which are similar to their regulations for traditional bed and breakfasts. Norwich is currently searching for a solution, and their zoning enforcement officer has taken the position that they are not permitted as they are not specifically classified as such in the zoning regulations. Numerous commissioners noted that they are looking for solutions to this issue. Chairman Giroux noted to the commissioners that if anyone had additional thoughts or questions about the topic, they could bring it up at future meetings or contact LaFountain.

LaFountain then spoke briefly about upcoming equity training sessions which are being sponsored by Sustainable CT. If four commissioners attend from a given town (one Planning Commissioner, one Wetlands Commissioner, and two other commissioners), the town can gain points towards certification.

6. Adjournment: Commissioner Levine made a motion to adjourn the meeting, seconded by Commissioner Stockton-Sabrowski. The meeting was adjourned at 8:40 p.m.

Respectfully Submitted by:

Justin LaFountain, CZEO

Planner II, SCCOG