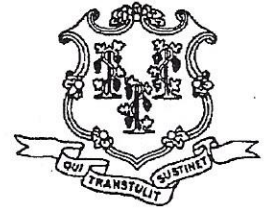




# Town of Griswold

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**GRISWOLD PLANNING & ZONING COMMISSION  
SPECIAL MEETING MINUTES  
JANUARY 13, 2020  
TOWN HALL – FIRST FLOOR MEETING ROOM**

**SALUTE TO THE FLAG**

Chairman Martin McKinney asked all present to stand for the Pledge of Allegiance.

**I. SPECIAL MEETING (6:00 P.M.)**

**1. Call to Order**

Chairman M. McKinney called the Public Hearing to order at 6:00 P.M.

**2. Roll Call**

**Present:** Martin McKinney, Courtland Kinnie, Erik Kudlis, Robert Parrette, Dave Bennett, Jacob Valentine, Peter W. Zvingilas, Town Attorney Mark Branse and Recording Secretary Kate Lacasse  
3 Interested people

**Absent:** None

**3. Determination of Quorum**

Chairman M. McKinney determined a quorum of the Commission was seated.

**4. Matters Presented for Consideration**

**A. Planning and Zoning Commission & Board of Selectmen Special Meeting to discuss temporary rentals.**

- Chairman M. McKinney stated he would like to start by saying the commission is here tonight to discuss transient rentals. The Planning and Zoning Commission has received a few complaints in regards to the matter. Transient rentals and short term rentals are becoming problematic throughout the state. M. McKinney stated the town attorney has issued a property violation. The property owner's attorney responded to the violation stating "zoning regulates the use of land, not the identity of the party or the parties exercise that use. The Planning and Zoning Commission is now seeking the support and guidance from the Board of Selectmen, on how to move forward.
- First Selectmen Todd Babbitt stated that for the record, that he and third selectmen Jarrod Pico are present.
- Attorney M. Branse stated most towns are dealing with this issue. The only towns that are not having issues are coastal towns, strictly because cottage rentals are well established practice.

*J. D. W. B. B. B.*  
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east

M. Branse stated there are two types of rentals, room rentals or weekly/weekend rentals. It seems the town is having an issue with weekly/weekend rentals. M. Branse discussed the taxation difference between short term and long term rentals.

- M. Mckinney discussed the options the commission could take to resolve the problematic *short term rentals* stating, as of now we have the option to adopt a regulation for short term rentals, the town could create an ordinance, or the commission could pursue further legal action. Further discussion ensued.
- M. Branse stated that if the commission chooses to move forward with court action, he would need neighbors or town officials to testify to the activity that they have witnessed.
- The commission discussed the consequences of each option in length.
- T. Babbitt stated the town can choose to proceed with the court action while creating an ordinance to limit further issues in the future.
- C. Kinnie stated he would like to clarify, currently this type of use is prohibited, could the ordinance be modified to regulate?
- M. Branse stated no, in order to regulate the commission would need to amend the zoning regulations.
- T. Babbitt stated the Board of Selectmen will need to further discuss the issue before determining how to move forward.

## 5. Adjournment

- Chairman M. McKinney asked for a motion to adjourn the meeting.
- **MOTION:** E. Kudlis made a motion, which was seconded by R. Parrette to adjourn the meeting at 6:48 P.M. The motion passed unanimously.

Respectfully Submitted,  
Kate Lacasse  
Recording Secretary