

Approved Minutes Dec 11, 2017

## Short Term Rentals

Attending: Pam Kueber, Dave Neubert, Kate McNulty-Vaughan, Deb Rimmler, Gwen Miller

Documents at meeting:

- Summary of Nov. 14 Roundtables
- Minutes for Dec. 4, July 17, July 24

Pam opened the meeting with rule of necessity – Deb running late – because of need to have meeting to plan for Select Board presentation on Dec. 13.

Review of final version of Nov. 14 event summary: Pam explained how she had organized page 4, in accordance with instruction from the last meeting. Everyone liked the format. It was noted that several policy issues hadn't made the list including 'helping residents earn extra money' and 'housing options' but it was noted that housing options could be assumed to be nested under protecting neighborhood character. There were no changes to the summary – done!

In terms of the presentation to Select Board, Dave suggested we have a timeline. Pam said she would work on and add this.

Pam noted she did her task from last week, to give 'scenarios' to Chris Ketchen to help his research on inspection and licensing issues.

David mentioned the issue of property tax assessments – should homes that are being used as full-time short-term rentals be assessed as commercial uses – part of 'level playing field' issue. We should sit down with the assessors on this issue. Gwen noted that commercial property owners have to fill out a questionnaire.

Gwen said that updating our Host Compliance plan so that we could get address information to do mailing inviting STR hosts to Jan. 20 was actually double what we thought it was – Pam had misread the pricing chart. Cost would be \$5700. It was agreed that ultimately we would likely need this information because we would want to do our own inspections, but we may not need it this early especially given the cost. It was also agreed that it would be good to be able to identify how many listings were entire homes owned by investors rather than fulltime residents so that we could provide more detail on this issue as per questions for more data at Nov. 14 sessions. Gwen will discuss the expenditure with town manager and see if we can spend this amount of money at this time. If this is not possible, then Gwen will still try to get addresses.

Other details:

- Re Jan. 20 sessions, Kate can loan us a sandwich board; she has or will submit application to the Select Board.
- Gwen updated that 48 have taken survey
- Pam noted article on Portland, ME policy: Only 300 non-owner occupied units permitted; prohibits rentals in single-family homes that are not the owner's primary residents

- Deb will draft cover letter to send with Nov. 14 summary to people who registered
- Pam still plans set up website

Pam and Deb approved the meeting minutes for Dec. 4, July 17 and July 24.

Meetings in the new year will be on Fridays at 1:30 p.m. Next meeting is Jan. 12.

Respectfully submitted,

Pam Kueber