

Short -Term Rental Committee

Meeting Minutes

January 12, 2024

Members present:

Jeannie Forrester

Richard Gerken

Ann Butler

Jamie Irving

Moritz

Rob Jutton

Dave Thorpe

Staff present:

Angela LaBrecque

Genie Smith

Troy Brown

The meeting was called to order at 8:35 AM by Chairman Gerken. Dave moved to approve the minutes of 1/5/24 and Ann seconded. Jeannie Abstained. Motion passed unanimously.

Discussed whether Fridays at 8:30 is a good time to have a standing meeting. All Agreed.

Mr. Gerken - Discussed the Planning Board public meeting on Jan 9, 2024. Time to now evaluate the outcome of that meeting.

Issues of # of days

Discussion about acreage

Life safety – septic

Definition of accessory use

With regard to septic discussed Chris Kelley comments that evening. All of the towns agree that septic is a priority for STRs. All members disagree with Chris Kelley's comments that evening.

Angela said we have a health ordinance that requires an evaluation. The town's evaluation sheets is very similar to the State's evaluation form. Discussion about the ordinance deals with the septic systems.

Moritz- Part of ordinance is occupancy and how much septic systems will support. A flow test should be required. Discussion about whether or not a flow test should be required if a septic operational approval is not available.

Thorpe – Call in the experts. A call has been made to David Ames and Lamprey to possibly come to a meeting or get feedback from them to discuss what could be done. Dave will take that on.

Forrester- Asked about timing. Are we working on the ordinance? What is the deadline?

Gerken – 2 weeks.

Angela – 10 Days. It has to be done before published.

Jutton- We should just have a State Approved Septic System and there should be no alternative. You cannot short-term unless you have a state approved plan. Discussion ensued about whether or not to have an alternative. This is what Sunapee does now.

Gerken- Discussion about Accessory Use. We're talking about the residence but they aren't using as a residence. There is a disproportion about whether or not the residence is being used as a residence vs. a short-term rental.

Moritz – Incidental STR and Primary STR – Discussion ensued. Document shared with all. Discussion about how do you set up and enforce Incidental vs Primary. Where should the responsibility be?

Thorpe- We're putting limitation on occupancy, cars, now we're talking about licensing. I believe we're headed in the right direction but we're just not there yet.

Jutton- Is the business model working? When is it a business and what do we want to encourage or not.

Gerken- We are operating with what we have today is being improved but we're not there yet. In a perfect world we'd be spending more time. Do we push forward with this product because it's better or do we put it off? We have to come up with something we can sell and is it an improvement. We can't solve it all before next week. Discussion ensued.

Brown- Need to move forward because of the time constraints but we may need to work another year to fix it further.

Labrecque- Need to be very specific with wording in order to avoid different interpretations.

Forrester- At what time does it go to the attorney?

Labrecque- Prior for it going to the Planning Board.

Forrester- Is there willingness to vote on 120 vs. 90?

Forrester Motion to change to 90 vs 120 days, Thorpe seconded. 3 in favor and 2 no. 1 abstain. Motion passes.

Angela discussed word smithing the document submitted by Ray and send it to all board members for edits. Report will come at next meeting to vote on new document.

Forrester made motion to change the 90 days for Owner in Residence to 120 days. Unanimously agreed.

Parking discussion because of comments made during the Planning Board meeting.

Gerken- Do we discuss acreage? All agreed no. Do we add Article VII Section 2. Short-term rentals for periods of .....” Replace with Residential occupancy. Make it an action item for next meeting. Thorpe will have septic ready for next meeting. Licensing will not be discussed at next meeting.

Thorpe – Matrix will be complete for next meeting.

Brown- Feedback brought back to Select Board and 2 members at large has been approved. Ad will be put in paper and put on website. Would like one to have experience with STRs.

Labrecque – 2 proposals from 2 companies concerning licensing. Everyone welcome to look at and I will forward to anyone who wants to look at it. GOV OS is the licensing used at Sunapee.

Jutton – Will not be contacting Sunapee. Just know they are happy with their licensing company.

Gerken- Will have a final product after next week's meeting.

The next meeting will be on Friday, 1/19 at 8:30AM in the Annex.

The meeting adjourned at 10:05 AM.