

Short -Term Rental Committee
Meeting Minutes
January 19, 2024

Members present:

Mike Pelczar

Richard Gerken

Rob Jutton

Dave Thorpe

Staff present:

Angela LaBrecque

Genie Smith

The meeting was called to order at 8:40 AM by Chairman Gerken. Postponed voting on minutes until next meeting. Not enough to approve.

Dave talked to several Septic people including Rowells, Lamprey and David Ames and all agree that no one does a flow test. They all do recommend an internal camera inspection and 2 test pits minimum in the leach field to check for soil conditions in the leach field. Seepage in the leach field and back up are reasons for failure.

Discussed the evaluation form for septic and what should be in the ordinance vs on the evaluation form. The framework belongs in the ordinance, but the details belong in the license. Discussed finalizing the language for the license to include specific language concerning septic systems.

Jutton- As we get into the licensing and the whole inspection. We're trying to protect the water system and abutting property owners from the nuisance that is caused by a failed septic system. We have to keep an eye on septic systems and put the responsibility on the property owner vs. the town.

License and ordinance language agreed to is attached to these minutes.

Discussion about Owner in Residence—Property owner is residing on the property. Primarily taken out of language.

Paragraph 2 discussed which is the definition of Accessory short-term rentals- Short-term rentals for periods of less than 30 days of an entire single-family dwelling, or room or rooms within the dwelling or accessory apartment (in accordance with paragraph b. below) associated with the primary dwelling shall be considered accessory to a detached single family dwelling provided residential occupancy of the single family dwelling is the primary use.

Discussion about the term of the licensing and about the decision at the last meeting concerning 90 and 120 days for owner in residence vs. owner not in residence.

Gerken stated- The reason for the change is that we have found, while doing our due diligence, that the abuses come from the owners not in residence therefore the majority of the committee felt that reducing the amount of permitted use of a short-term rental by a resident not in residence should be reduced to minimize the potential negative effects.

Pelczar moved to change it back to 120 days for both OIR and ONIR. Jutton seconded- 2 in favor, 2 not in favor. Did not pass.

Thorpe- Sent final version out for approval.

Pelczar motion to accept the changes made to the ordinance as final and send to Planning Board Jutton seconded. All Agree.

Discussion about the absence of knowledge about the town's internal processes for licensing are. Jutton discussed a little about Alton's process. He stated it's incredibly chaotic because it's new to them. The staff turnover has been difficult on the process.

Dave will go through the licensing and pick out the least and most restrictive and try to color the matrix to make it easier to understand and get it to the board this week.

Angela has agreed to talk with some of the towns who have already begun licensing and try to get some information to bring back to the board.

Next week the board will discuss the framework for identifying the problems with the licensing and questions to ask the towns already licensing.

Discussion about at-large committee members. There have been a couple of people who have shown interest and been sent applications. The expanded committee still lies with the Select Board to appoint additional volunteers.

Gerken- At the next meeting need to discuss the matrix put together of towns vs. STR application ordinance and administrative requirements.

The next meeting will be on Friday, 1/26 at 8:30AM in the Annex.

The meeting adjourned at 9:41 AM.