

Short -Term Rental Committee
Meeting Minutes
January 26, 2024

Members present:

Richard Gerken
Rob Jutton.
Dave Thorpe
Jeanie Forrester

Staff present:

Angela LaBrecque
Genie Smith
Troy Brown

The meeting was called to order at 8:40 AM by Chairman Gerken. Jutton motion Thorpe seconded to approve the minutes from the Jan 12 Meeting– Approved 4-0 no quorum for Jan 19 Meeting postponed until Feb 1, 2024.

Planning Board will be voting to send to the warrant on Jan 30th. No changes after that.

Joe Crawford asked if “overnight” could be better described. Mr. Gerken informed Mr. Crawford that details that he’s interested in will be part of the licensing.

Discussion about the licensing matrix provided by Mr. Thorpe. Mr. Thorpe would like to interview people to discuss the internal processes already in place and believes it would be helpful. Angela will contact the 4 towns, Alton, Sunapee, Freedom and Gilford to get some answers about what they are encountering. A question to ask may be, what kind of help can we get from software? Discussed what a Knox box is and whether it would be useful. Another topic is whether to include advertising if the potable water source is off site and testing of private potable water sources annually. Cost of licensing discussed. All agreed that the fees should be all inclusive and should be able to cover the administration of the program and should not be put on taxpayers. Freedom does not allow subletting and special events in a rental, and all believed that was an interesting item. Also, they do not allow subletting and special events in a rental and all thought that may be a good one to put in our license but how that would work was discussed. All were not in agreement with Freedom’s allowance of self-inspection of property for life safety features.

Troy Brown will invite the fire chief and code enforcement officer to the next meeting to discuss a process and how the life safety inspections that will be included in the ordinance, should be administered.

Will change the ordinance to say “overnight occupancy for the property” vs. per bedroom.

Discussion about differences between a license, a permit and a special exception . A license or permit issued by the Selectboard is granted to an owner rather than a land use approval runs with the land.

Jutton submitted an outline to Angela. It’s a starting document beginning with a mission statement. It’s been forwarded to the rest of the board for discussion at the next meeting on February 1, 2024.

Troy will be seeking legal opinion from NHMA on RSA 48A and A.2. May have input from then at next meeting. Also, suggested that as we get deeper into this we get legal counsel to give input.

Action Items – Review the outline on process from Jutton. Also look at the matrix that Dave supplied.

At the next meeting may be able to review volunteer applications.

The next meeting will be on Friday, 2/1 at 8:30AM in the Annex.

The meeting adjourned at 9:45 AM.