

Short -Term Rental Committee
Meeting Minutes
February 16, 2024

Members present:

Richard Gerken
Rob Jutton
Dave Thorpe
Bronwen Donnelly
Ann Butler
Mike Pelczar
Jaime Irving

Staff present:

Angela LaBrecque
Genie Smith

The meeting was called to order at 8:35 AM by Chairman Gerken.

Motion to approve the Feb 9, 2024 meeting minutes. Thorpe motion Butler seconded to approve the Feb 9, 2024 meeting minutes with a change that the items to be discussed should be 2 and 4 vs. 1 and 2. Approved 5-0.

Richard Gerken- Select Board approved the appointment of Bronwen Donnelly and Carly Howie as the two new members of the STR Committee. The committee is now 9 people. Quorum is now 5 people.

Angela LaBrecque- For the newest member, discussed duties of what the Select Board assigned the STR board to do in the establishment of the Short-Term Rental Study Committee resolution. Resolution was made available for all to review.

Gerken- Welcomed Bronwen to the committee and began and summarized what has been done up to this date and that the committee was working on the licensing spreadsheet. Last week sections 1 and 2 were discussed and this week there were a couple of items under 2 that still needed to be discussed and then the committee would go on to section 4.

Dave Thorpe- Discussion on sections 2.9 and 2.10.

Discussion ensued regarding Sections 2.9 and 2.10 of the spreadsheet. It was decided that Sections 2.9 and 2.10 would read, consistent with the ordinance, pending legal review. Angela stated that she has reached out to counsel and there has been no response to date.

Section 2.6, status is plot plan doesn't have to be to scale and is consistent with the ordinance. Section 2.8- Septic systems applies to number of bedrooms it is approved for not gallons.

Discussion about Section 4- Additional Regulations & Conditions to be Met- 4.1 and 4.2 are consistent with the ordinance/grandfathering determination. Section 4.3- N/A. Section 4.4- N/A. Section 4.5-N/A. Section 4.6-N/A. Section 4.7-N/A. Section 4.8-N/A. Section 4.9-N/A. Section 4.10-N/A. Section 4.11- N/A. Section 4.12- ask fire department. Section 4.13-N/A. Section 4.14-N/A. Section 4.15- Maximum occupant for property use 2.9.1. Section 4.16-N/A. Section 4.17-N/A. cover with revision of town codes. Section 4.18-N/A cover with revisions in police department ordinance. Section 4.19- on license you are required to follow state and local laws e.g., fireworks, access to beaches, boat launches. Section 4.20-N/A. Section 4.21- N/A. Section 4.22-N/A. Section 4.23-N/A. Section 4.24-N/A.

Section 4 was discussed and finalized.

Gerken- Discussion about whether or not Item 6 should remain on the licensing spreadsheet. Are there some things we should put in to limit the town's reliability? Referred to what Alton has done. After some discussion the thought is that it has all been discussed and addressed in previous items of licensing. Item 6 is removed from spreadsheet.

Wording in the license should be changed from must to shall.

Jutton- At the upcoming meeting, we need to have guest speakers.

LaBrecque- I'll check with the fire chief and Gary to come and answer questions at an upcoming meeting.

Gerken- Discussion about whether we are going to do something like Alton's licensing. Are we going to draft something like this?

Jutton- Organizationally, we've reached a point where we have most of the criteria that we want to hit. Now we have to work backwards. We need to start getting our minds around when we want the licensing to be active. That is a date in the future that we are going to work backwards from to ensure we don't overburden the staff when it comes to implementing the licensing process. Let's look at 2025 as the effective time to start.

Gerken- We will discuss the timing, etc., at next week's meeting.

The next meeting will be on Friday, 2/23 at 8:30AM in the Annex.

The meeting adjourned at 10:00 AM.

Minutes respectfully submitted by Genie Smith