

Short Term Rental Task Force Minutes, September 26, 2022

5:01PM meeting called to order by moderator Ann Bordeianu (AB)

Ten(+-) in attendance in person. Eleven(+-) in attendance via zoom

Shannon Martinez, Town Manager (SM)

Community member (CM)

Introduction by AB

SM: Propose move to monthly meetings. The draft definitions and ordinances are in the Planning Boards's hands to review and revise. People can attend the upcoming PB meetings to participate in further discussion. There will be two public meetings for comments before being put on the ballot.

SM: A question had been raised from the draft ordinance comments concerning sharing personal info of STR guests. This guest info would not be collected by the town; the host would need to have access to guest info.

SM: It is also budget season so Board of Selectmen will be looking at any budget associated with STR management.

Reviewed draft budget (see video to view). This is based on 150 STR units in Sunapee and an inspection fee of \$350 per unit. About 20% of the Code Enforcement Officer position would be spent on STRs.

CMs' questions / comments / suggestions regarding the projected costs / fees: Could the fees be split into an annual registration fee and an every 3 years inspection fee? Is there a way that fees could be changed at a later date? The fees / costs need to be balanced – work toward breaking even. Maybe look at a tiered approach for the fees based on the size or occupancy of the STR? Maybe there could be a higher charge for non-owner occupied? Could modules within the software management platform be added later over 2-3 years instead of all at once?

SM: The cost of the software program is the cost that needs to be covered. The Planning Board and Selectboard both have multiple meetings to discuss questions. Also, will be looking at the septic ordinances as this was part of the discussion around STRs that have septic systems.

CM asked for the proposed septic ordinance to be posted again.

SM: Introduced a draft "concept map" (see video to view) as a visual model of the STR discussions and draft ordinances so far. Can help to conceptualize what STRs can "look like" in the town for those who are visual learners.

CMs' questions / comments / suggestions regarding the draft concept map: not complete yet; is in draft form. Decisions need to be made by planning board for some of the specifics. Will not yet be posted to the manager's web page.

SM: Planning Board are the decision makers. They have a copy of the draft ordinance and will be discussing at upcoming meetings.

CM question: How will STR owners be involved in creating the registration documents?

SM: At the next Task Force meeting she will lead the discussion about what the registration process could look like. If we use a STR management platform we will provide to them the language and ordinances and they will create the structure of how STR owners can register.

CM question / comment / suggestion from 2 zoom participants: Is there still discussion about a minimum rental time of 7 days?

SM: That has been removed from the draft ordinance.

CM question / comment / suggestion: Unclear about STRs in Rural Residential districts.

SM: The Planning Board will be discussing this. May continue to mirror what is currently written in ordinances.

CM question / comment / suggestion from zoom participant: Has there been discussion about limiting how many days per year a STR host can rent?

SM: There was a discussion but decided against a limit of days.

CM question / comment / suggestion from zoom participants: Are there ways to better publicize the Task Force meetings? Such as via the Kearsarge Shopper.

SM: The Shopper is too expensive, but meeting videos, minutes, etc. are on the Town Manager web page. The dates of meetings are on the town website calendar. People can also sign up for notifications from the town website.

CM question / comment / suggestion from zoom participant: If a host rents mostly in 6 or greater week intervals does this count as STR? If a host rents just a few times a year for less than 30 days, would they have to register and pay fees? Unclear on what the intention is of the town and STRs.

SM: If a STR is listed on a rental platform the STR management company would know about it which would trigger a letter for registration. The town's intention is to bring more order and organization to the functioning of STRs.

AB reviewed what is currently allowed and not allowed based on current definitions, ordinances, and zoning.

SM called the meeting to a close. October 14 is the next Community Conversation meeting. October 24, next Task Force meeting.

Meeting adjourned at 5:52PM.

Respectfully submitted,

EM Hoekstra