



show that they are more unsafe than other rentals. He said that Long Term Rentals (LTR) are more unsafe because there is no process for inspections. He said that there is concern about why there would be a fee to register a STR and where would those fees be used. There have to be rules. He suggests that the fees be earmarked for specific uses such as AFH and possibly helping people who are in need. He said that as Town Health Officer, he has responded to calls with complaints about overcrowding, trash, no heat or hot water. Only one of those calls was for a STR, the rest for LTR. If the town is going to implement a registry, he suggests it be for all rentals, not just STR.

2. Alan Couch said that this discussion started 5 years ago, while he was on the Planning Commission (PLANNING COMMISSION.) Originally, it was to create a list of properties rented at STR with a self-reporting checklist (heat, hot water, smoke and CO<sub>2</sub> detectors, proper egress, septic or sewer.) He said that people, who follow the rules, will follow the rules. Since that time, this has all exploded and now people are complaining. This has been blown out of proportion. If there is a registry, at some point the units will be inspected. We need to inform people what is safe. The intent 5 years ago was safety. A committee was formed to come up with a plan or suggestions for a rental registry.
3. Steve Meyers said that if you start taking away peoples' property rights, it is a slippery slope.
4. Andrea Goldman said that the PLANNING COMMISSION sent out a survey and 77% of the respondents said there is not enough housing. She said that the rental registry was about health and wellness. She said that it is very difficult to say that STR have no impact on town resources. We need fees to cover the costs and protect the infrastructure.
5. Steve Messina asked what the objective is and what will people get in return for the fees. He said that as far as a drain on town resources, the renters spend money in town –shops and restaurants. It creates revenue for the town. He said that all of his rental units are inspected and certified for a specific number of occupants. We only advertise for the number of people the unit can hold. He said that the real risk is LTR – there is no control over them and they should be included in a registry.
6. Terry Carter said that STR should be registered. The State says that we can't regulate LTR. The registry would include a permit, phone and email contacts for the owner and address. Occupancy is 2 persons per bedroom plus 2. A 3-bedroom unit could hold 8 people. (2 per bedroom @ 3 bedrooms = 6 plus 2 +8.) The registry would have a yearly fee, tiered by number of bedrooms with discount for owner occupied. A Division of Fire Safety certification would be required. Noise levels would be curtailed to specific hours. Refractions would incur penalties. A company would be hired to oversee the registry. She added that Plymouth, Chester, Killington and Woodstock have rental registries.
7. Lynn Baldwin said that the State has several bills pending regarding evictions. Attorneys' fees. She can't afford to do a LTR, she is afraid because you can't evict a tenant. There is no incentive for her. The STR she owns helps pay her bills. She does not mind the permitting process if she know that the fees would be earmarked for specific needs. She objects to the AI Software surveillance that she says is invasive and intrusive. They collect 125 points every 3 days and it costs the town \$40,000. The town should hire a local person to run the process with just the needed information.

8. Justin Hyjek said this hearing is about local not state regulations and the software company cost is closer to \$26,000.00
9. Eric Alden said that to say that the state will not allow LTR regulations is misleading. You can't regulate where they go. He is not opposed to a rental registry but it should include LTR.
10. Justin Hyjek said that this discussion is 5 years long. A committee was formed to explore rental registries and they held several meetings. It seems that many people object. He said this is about safety, new market regulations and awareness, compliance, infrastructure. He said that the studies about impact on AFH vary. We are not here to discuss that now. We are the last Mountain town not to have a rental registry. What are we exposing the town to?
11. Brendan McNamara said the meeting was scheduled to make a decision if a rental registry is in the best interest of the town and if so, ask the PLANNING COMMISSION to draft a proposal with the process and then discuss the process. OR. Tonight, the boards can vote no and end this discussion. If it is the best option for the town, then direct the Planning Commission to come up with a plan for an ordinance.
12. Justin Hyjek said this is the second joint board meeting on this topic.
13. Scott Baitz said that he wants to see a plan from the PLANNING COMMISSION first. It should be for safety only. He wants to know exactly what we are voting on before he says yes.
14. Justin Hyjek said we need to give the PLANNING COMMISSION directions. If we vote to move forward, the PLANNING COMMISSION will draft a proposal. If we vote no, this discussion is over. He said he thinks it is warranted to pass the agenda.
15. Alan Couch – POINT OF ORDER – asked if anyone present can make a proposal to the board without going through the PLANNING COMMISSION to streamline the process.
16. Justin Hyjek said that this board has not given directions to the Planning Commission, but he urges people to go to the Planning Commission meetings when this is on their agenda.
17. Steve Meyers said that all he has heard is safety, they are safe. He said you can't legislate morality. He firmly believes in property rights.
18. Justin Hyjek said if there are regulations, some people will always cheat. We need to put the metrics in place to standardize rentals. This issue is separate from LTR.
19. Eric Alden said that this board passing this back to the Planning Commission without direction is what they have done before. Give the Planning Commission directions.
20. Bob Brandt said we already have regulations in place and he is not ready to decide, just because other towns have registries. This has to be statewide and uniform. All rentals should be inspected. We would be overstepping our authority to have one.
21. Steve Messina said that Justin Hyjek said safety, fairness and compliance. Also, LTR are not the issue, there are processes in place to deal with them. A rental registry should apply to both STR and LTR.
22. Lynn Baldwin said there is a bill in the state to regulate both LTR and STR.
23. Justin Hyjek said that would take the onus off the town.
24. Steve Messina said if you want to see what is inside a STR; it is all on the website. There is no visibility for LTR.
25. Astrid Lehman said there should be uniform safety. If you make the registry voluntary, use it as a positive. The town could refer to those who follow the rules. This started as invasive and punitive. She asked how ski clubs are regulated.

26. Justin Hyjek said this has been a 5 year process and is not punitive. Ludlow does not have enough places for the skiers to stay.
27. George Tucker, Jr. said that this board has not said to ban or regulate to a punitive extent. The key is safety. The number of people who come does stress the infrastructure. We have all heard stories of disasters in rentals in other places, fires. Most people do follow the rules. But, if you drive around town, you will see small houses with 15 cars parked there. He said that most people don't complain. Some don't know how to complain. A registry would provide a way to process complaints. If you operate a business, it is fair to pay a fee. The Fire, Ambulance and Police departments as well as infrastructure have increased use brought by STR. They also bring more traffic to town.
28. Astrid Lehman said that every property owner pays property taxes and STR do not pay less, maybe more.
29. George Tucker, Jr. said if one group demands more resources, it equates. A registry would help offset the costs rather than to increase the costs for all properties. We have a Fire Equipment fund fee for all big projects.
30. Astrid Lehman said that she owns a STR and it is used 2 out of 7 days per week and is very seasonal. It probably has less use than a full time family home.
31. Lynn Baldwin repeated her concerns about 125 points every 3 days. She said it the cost is \$26,000 that would pay for a part time position for a local person. It is overreach to hire an AI surveillance company to scrape data.
32. Steve Messina said that a 4 bedroom home with a family of 5 usage would be 1,825 (5 x 365.) A unit rated for 8 on STR, used every night during ski season would rate 960 – less demand. He said that vacation rentals are usually not rented out every day.
33. Eric Alden said that STR is no different from LTR – they are all businesses. If this board decides to move forward, they need to give the PLANNING COMMISSION clear directions and the funds collected from the fees should be earmarked for specific purposes.
34. Andrea Goldman said we can have a registry and STR would pay a fee to help defray costs to the town for safety and infrastructure. Let the town manage the process.
35. Terry Carter said the Planning Commission did a village survey and there were 297 responses. 60% wanted a STR registry and 80% of those said yes to charging a fee. The primary concern was housing.
36. Ryan Silvestri said that the Planning Commission gave an overview. Safety. He said at the last couple of town budget meetings, it was clear – the town needs money for dams, ambulance, and fire. He said the ambulance building is small and the fire station needs controls from the railroad bridge. There are huge expenses looming and the town needs other revenue sources. The Planning Commission is ready to outline a proposal. If the state does take over, the state would collect the fees, not the town. Keep this local, with the stress on fire, health, safety, infrastructure and education. He is onboard with STR and LTR.
37. Astrid Lehman said that the fees should go toward infrastructure and be based on revenue from specific segments. The town should consider a Local Options Tax. You should treat everyone the same and not single out one group.
38. MOTION by Bob Brandt and seconded by George Tucker, Jr. to stop using Granicus and not pursue a STR registry.

39. Justin Hyjek asked if we are in the position to implement. Are there privacy issues.
40. Scott Baitz said the town is split.
41. Vote taken – 1 aye (Bob Brandt) and 3 nays. Motion voted down.
42. **MOTION by Justin Hyjek and seconded by George Tucker, Jr. for the Select Board should task the Planning Commission to craft a no nonsense, concise, straight forward rental registry.**
43. Bruce Schmidt asked how this vote affects the village. This is a joint board meeting. Are the village trustees going to vote separately?
44. Justin Hyjek said that 2/3 of the Trustees are here tonight.
45. **Vote taken 2 aye and 2 nay.**
46. Brendan McNamara said with a tie vote, the motion fails.
47. Pat Pullinen asked if the Planning Commission drafts go to the Select Board.
48. Justin Hyjek said this doesn't create a registry.
49. Brendan McNamara said there is no direction for the registry.
50. Terry DiNapoli said that all STR pay room and sales tax. She said the state could mail letters to property owners with safety guidelines. We need to educate the STR owners.
51. Bruce Schmidt asked when the Trustees will vote.
52. Justin Hyjek asked for a vote for the trustees (on motion in agenda item #43.)
53. Justin Hyjek aye, Bob Brandt nay. Vote split – no action.
54. Justin Hyjek said we have split boards. The motion failed.
55. Bruce Schmidt said he thinks the boards owe it to the voters to have full boards present and bring this up for full board votes at their next meetings. He suggested this be put on both board agendas. With 5 people on the Select Board and 3 on the Trustees, there would be a decision.
56. Steve Meyers said this started 5 years ago. The boards have voted, you have a decision. Be done with it.
57. **MOTION by Justin Hyjek to make agenda item #1 on the February board meeting, a vote on the STR registry.**
58. **Scott Baitz said he would second the motion , if and only if all board members are present at that meeting. We must have fill board.**
59. Eric Alden suggested that the board double check the rules. It appears that if you have a quorum, you can vote on a motion. He asked, if the motions had passed tonight, would they still be trying to have a revote. It looks like you are trying to change the outcome of the vote.
60. Andrea Goldman said if there is a stalemate, it is a NO vote and that is exactly where we are. Nothing passed here tonight.
61. Lynn Baldwin said that the other board members did not hear what was said here tonight.
62. **Vote was taken 1 aye. 3 nays. Motion failed.**
63. George Tucker, Jr. said that all board members were aware of this meeting. The boards were deadlocked.

### III. Other Business

1. There was none discussed

**IV. Executive Session (If necessary)**

1. None needed

**V. Adjourn**

1. **MOTION by George Tucker, Jr. and seconded by Scott Baitz to adjourn this meeting. Motion passed unanimously.**
2. Meeting adjourned at 7:34 p.m.

Respectfully submitted,

Lisha Klaiber

**BOARD OF SELECTMEN:**

\_\_\_\_\_  
Brett Sanderson, Chairman

\_\_\_\_\_  
Justin Hyjek

\_\_\_\_\_  
Scott Baitz

\_\_\_\_\_  
George Tucker, Jr.

\_\_\_\_\_  
Bob Brandt

**TRUSTEES:**

\_\_\_\_\_  
Bob Brandt, Chairman

\_\_\_\_\_  
Justin Hyjek

\_\_\_\_\_  
Earl Washburn