

**PRELIMINARY MINUTES**

**TOWN OF LUDLOW**

**RENTAL REGISTRY COMMITTEE MEETING**

**HOWARD BARTON, JR. CONFERENCE ROOM**

**MONDAY, JUNE 13 2022**

**5:30 PM**

Attendees:

Justin Hyjek  
Peter Kolenda  
Charlie Rimer

Scott Baitz  
Eric Alden  
Suzanne Garvey

Ryan Silvestri  
Noah Schmidt

Absent:

Rose Goings

Penny Trick

1. Call to Order

a. Justin Hyjek called the meeting to order at 5:31 pm.

2. Set Date for Next Meeting:

a. Justin Hyjek made a change to the agenda to start with solidifying a better meeting time that works for everyone on the Board, specifically Rose, with her DRB conflict on Mondays.

b. The Board settled on the 2<sup>nd</sup> Monday and the 4<sup>th</sup> Wednesday of the month.

3. Appoint Recording Clerk:

a. This will be addressed at the next meeting.

4. Justin Hyjek to discuss scope and direction of project:

a. Ryan Silvestri sees this project as a long-term project with a five (5) year roll out plan. Right now, we specifically want to focus on identifying and educating.

b. Noah Schmidt wants to ensure whatever we come up with that it can be enforced and approved by the Town. Pete Kolenda agreed.

c. Justin Hyjek sees this project partnering with technology companies to help identify rentals and help inform the town about noncompliance. He mentioned two companies that work with towns to create inventories. In this model the town would absorb the cost to partner with these companies and it would be paid for by a registration fee.

- d. Scott Baitz doesn't want to tax rental owners too much and wants to make sure that the fee amount is modest. Scott Baitz wants this registry to be about safety and not about bringing money into the town.
- e. Justin Hyjek thinks the DRB can act as adjudicator if disputes arise around noncompliance.
- f. Justin Hyjek provided a liability form that Summit County uses to ensure the homeowner is liable for any issues that arise on their property.
- g. Pete Kolenda mentioned if we adopt anything around safety the state has authority over fire safety and they are currently very overwhelmed.
- h. Ryan Silvestri said there are well over 1,000 rentals so a \$100 registration fee could generate \$100,000 - \$150,000 to pay for any costs associated with creating an inventory and partnering with a 3<sup>rd</sup> party.
- i. Pete Kolenda thinks we should focus on short term rather than long term. Scott Baitz asked why? Eric Alden thinks that both should be focused on because long term units can be worse in terms of safety violations.
- j. Justin Hyjek presented information around VT tax codes and gave us general information about VT to help us get a good foundation of the issue.
- k. Justin Hyjek brought up the issue of extreme use of our town systems when rentals are over occupied. Specifically, wastewater with more occupants than the approved wastewater use.
- l. Suzanne Garvey joined the meeting as a member of the public.
- m. Suzanne Garvey attended an event with the Vermont Short Term Rental Alliance and shared what she learned. Justin and other members have heard of VSTRA before and think they could be a good asset to the town in developing a rental registry.
- n. The committee agreed that we want to focus on identifying, educating, and safety.
- o. Suzanne Garvey advised us to talk with Killington and Plymouth.
- p. Justin Hyjek agreed that we don't need to reinvent the wheel, just figure out what will work in Ludlow based on many other towns addressing rental issues.
- q. Eric Alden highlighted that a rental registry does not affect anyone's "right to rent" it is simply creating an inventory.
- r. Ryan Silvestri made it clear that the only fair way to create a registry would be through a third party. That would take any town official and any bias out of the equation. A third party can even handle and complaints to pass along to the town. The third party will tell you who is renting and who is not registered.
- s. Ryan Silvestri proposed creating an information brochure to be sent out with tax bills on July 15th. It would be brief and focus on educating folks about codes and fire safety issues.
- t. The committee talked about wastewater systems and approved number of occupants. For those on town sewer it is simple but for those with septic systems it can be trickier because newer systems with 5 bedrooms are not for 10 people but actually 8. The State wastewater permit system was changed in 2011 and permits are not consistent.
- u. The committee wants to focus on education moving forward and try to get a mailing together for July 15th.
- v. Eric Alden looked at other towns and will share his findings with the committee via email.
- w. Justin Hyjek reminded the committee that email is only to share information not to discuss anything.

- x. The committee's goals for the September presentation to the Select Board is phase one and is focused on identification and education. We want to stop short of adopting a fire code because that is a much larger project and will take time and additional resources.
  - y. Pete Kolenda will reach out to the state regarding their capacity in the department of Fire and Safety.
  - z. Pete Kolenda advised us to be careful about language in a mailing and thought the state would have informational language around fire and safety available for us.
5. Committee to review other ski town's similar situations and how they handle these issues.
6. Eric Alden to present examples of Rental Registrations from other Vermont Towns along with data pertaining to Ludlow rentals.
7. Comments from Citizens:
8. Other Business
9. Adjourn:
  - a. Meeting adjourned - unknown.

Respectfully submitted,

Noah Schmidt

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Justin Hyjek

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Scott Baitz

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Rose Goings

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Ryan Silvestri

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Noah Schmidt

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Charlie Rimer

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Peter Kolenda

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Eric Alden

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Penny Trick

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Additional Notes:

STR's = Mini-Hotels →Income Generating Properties.

→Public good necessitates regulation.

→Property rights only apply in a residential term, not commercial.

→s.garvey@davisandcompany.com

→charlie@tygartmountainsport.com

Directions

→Pamphlet by July 15<sup>th</sup>

→Contact Registry →Protection of Rental Pool

→Unit displaying attestation

Pamphlet →Life Safety, Wastewater→Impact on Services