

Approved Minutes  
Short-Term Rentals subcommittee  
July 17, 1:30 p.m.  
Superintendent's Conference Room

Attending: Pam Kueber, Deb Rimmler, Kate McNulty-Vaughan, David Neubert

Documents at meeting:

- June 29 minutes
- July 6 minutes
- July 10 minutes
- Draft of outreach/listening tour document
- KMV notes Primary Policy Concerns & Goals
- DR's summary Policy Considerations
- Overview of H 3454 and S 1553
- Hull decision

Minutes:

Minutes were approved with a few amendments.

Deb walked the group through her review of the two statehouse bills proposing regulation of short-term rentals, H3454 and S1553. With her explanation, everyone had a better understanding of the legislation, especially H3454, which includes three different "host" categories: Commercial Host, Professionally Managed Host, and Residential Host, each with some unique regulatory requirements.

The group briefly discussed the May 2017 Land Court decision on the Hull case regarding short-term rentals. It is the only Mass. case we know of so far related to Short-Term Rentals. The homeowner's desire to operate a short-term rental in one half of his duplex property was denied because, among other things, no specific use for short-term rentals was spelled out in the current bylaw. The judgment was relevant to the specific facts of the case.

The group reviewed the listening tour document, agreeing to move some text and to make a few edits. They also reviewed the notes from KMV and DR which are intended to help focus on policy goals.

As follow up to the July 6 meeting with the building commissioner (notes from that meeting are in July 6 minutes), Deb to follow up with building commissioner to review the relevant building code including how "transient" occupancy is defined and regulated.

For the next meeting it was agreed we should try and manually count short-term rentals including considering calculating the percentage of market-rate available homes they comprise; We agreed to keep working on listening tour documents, especially the policy goal portion; PK to try and set up meeting with health department; and for everyone to look at stakeholder group to consider who to contact for briefings.

Respectfully submitted,

Pam Kueber