

Approved Nov. 1, 2017 by PK and DR

Short Term Rentals Subcommittee

Monday, Oct. 2, 2017

1:30 p.m.

Superintendent's Conference Room

Attending: Pam Kueber (PK), Deborah Rimmner (DR)

Documents referenced/used at meeting:

- Agenda
- Airbnb report, Tanglewood and Airbnb: Creating Economic Opportunity in The Berkshires, dated Sept. 26, 2017
- PK's email to Eagle in response to Airbnb story
- Updated Survey questions
- Timeline to November and May meetings
- Minutes for Sept. 25

Minutes:

- **Outreach materials:** DR brought an updated copy of the survey to the meeting. The survey was looking really good. PK suggested that since the issue of rental of non-owner occupied units was shaping up to be one of the key questions we needed to hear community opinions about, that we could add a direct questions about rental of non-owner occupied homes to the survey. A second area we need community direction on is the rental of accessory dwelling units, so we could add that as a direct question as well. There were just a few other changes including letting survey takers know up front that there would be room for comments at the end, combining questions 3 and 4, and simplifying months spent in Lenox to just full-time and part-time. It was agreed that DR would finalize the survey then it could be set up in Survey Monkey. PK also said she would reach out to Gwen Miller to find out whether any Town department had an upgraded Survey Monkey account.
- **Discuss next steps:**
  - **Building codes** - PK said she had recently attended her first meeting of the Regional Issues subcommittee of the Berkshire Regional Planning Board. The subject of the meeting, and the one prior, was Short-Term Rentals. The chair of the Board informed that an update to the Building Code clarifying how STRs should be handled under the building code was coming soon. The understanding currently is that any non-owner occupied unit with five rooms or more would have "R1" building codes – the top residential standards. PK did not know the

specifics, but it basically sounded like the rooms would be treated like hotel rooms under the building code; we don't have the exact info though. There was some discussion about whether we should hold off on what we are doing until the building code is updated but it was agreed we would proceed because the issues of whether, where and when to allow STRs in any given municipality was still up the municipality, while how units were treated for building code issues was the purview of the building department. PK pointed out that if entire homes that were non-owner occupied had to meet hotel-like building codes, that sounds like it would lead to a limited number of owners willing to make that investment. DR asked if she should reach out to the Building Inspector for another update, but we decided that could wait as it still seemed the building code updates were a ways off, and we could wait to get the update when everything was final.

- **Possible outreach ideas** -- The group tossed around some ideas for how to begin outreach once our survey and presentation materials were final. Ideas included:
  - Holding forums the week after the Special Town Meeting – we can promote and hand out flyers at the STM. To set a date for this, we need to wait for the final date of the STM.
  - Presentation at Select Board meeting on camera and possibly also 1:1 coffee with select board members individually to ensure each is super well informed. We should also invite them to the forum.
  - ½ hour with Zoning Board.
  - School Committee
  - Finance committee
  - Chamber of Commerce and make sure to get Kameron Spaulding's other idea because he is great at outreach
- It was also agreed that since we have come a long way and are getting closer to launch that we will give a big update at the next Planning Board meeting.
- **Other business:**
  - PK brought up the recent Berkshire Eagle story on the Airbnb report, which had come out a few days prior. It was forwarded to members electronically when it came out. PK asked DR if she was okay with PK's quoted response; she was.
  - PK also updated that Gwen had received approval from Town Manager to invest in Host Compliance basic info monitoring. Our dashboard has not been created yet by Host Compliance, though.
- We ran out of time and did not approve Sept. 25 minutes.

Respectfully submitted,

Pam Kueber  
Oct. 30, 2017