

Short-Term Rental Committee
Minutes December 6, 2022

Present: Bea Phear, Dan Rossi, John Rau, Sheila Morse, and Reid Silva
Also present: Laura Silber, Jeffrey DuBard, Jerry Latter, and Samantha Look

Bea called the meeting to order at 5:30 pm.

The Minutes of the October 25, 2022 meeting were approved as distributed.

Bea reported that the Planning Board has decided not to put an article on this year's warrant, but requested suggestions. Bea read the five options she had created as samples for the Planning Board:

1. Do nothing.
2. Year-round and seasonal owners (at least 31 days in residence during the course of the year) may rent multiple units as STRs.
3. Year-round and seasonal owners may rent one unit.
4. Year-round residents may rent one unit.
5. All short-term rentals should be prohibited.

John said he thought 31 days was too little, and that to be eligible an owner should be at least 180 days. He said Nantucket is suggesting a majority of days rented.

Reid said he thought this committee was not necessarily representative of the community, and more discussion was needed. He thought his a good list to give to the Planning Board, and any regulation must be designed to accomplish something. STRs are not new, and the Island has long lost community members because it is too expensive. It is not just an affordable housing issue but how STRs affect communities with so many transients in year-round neighborhoods.

Laura said she is researching resort communities and will be presenting to the All Island Planning Board at their meeting on December 14. She thinks regulations could be effective to slow the hemorrhaging of STRs. She said the State might offer technical support. She suggested separating two different issues:

- a) Short term rentals
- b) Fractional ownership platforms such as Pacaso

She thinks the issue of fractional ownership is simpler to tackle and could be regulated sooner. John agreed that we need to get it right, not rush. Reid said many family trusts have fractional ownership. Sheila said we must protect multi-generational families. Laura said she will send some samples to Bea that demonstrate the possibility of focusing only on unrelated commercial ventures such as Pacaso. This is a low hanging fruit to protect against commercialization and

accompanying issues of noise, party houses, trash etc. that come with people perpetually on vacation.

She recognized the issue of compliance and enforcement and suggested there might be one central office with shared expenses.

It was agreed to let the MVC do more research and look at the fractional ownership issue in January.

Next meeting: Unscheduled

Respectfully submitted,
Bea Phear

Approved by unanimous vote on Thursday, July 13, 2023