

MINUTES *Approved April 20, 2018*

Short Term Rentals Subcommittee meeting, April 13, 2018

Land Use Room

1 p.m.

Members in attendance: Pam Kueber, Kate McNulty-Vaughan

In audience: Joel Williams, Berkshire Record, recording; about 10 citizens

Documents used or referenced at meeting:

- STR Timeline
  - Specific recommendations made to date for consideration:
  - Special permit application 26 Church St.
  - KM-V concerns 4-10-2018
  - MGL Chapter 40a Section 8
  - Toronto white paper
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Minutes:

Since there were a fair number of citizens gathered in the Land Use Room, we moved the meeting up to the BOS conference room.

This was a working meeting of the subcommittee. The subcommittee reviewed the STR Timeline, reviewing what had taken place so far and then, draft suggestions from PK on how to move forward. Issues and decisions made included:

- PK explained that Dave Roche, Selectman, in meeting on 4-11 had offered and suggested we get outside help if necessary. After some discussion it was agreed we would not try to engage consultant because their ramp-up time could actually slow our process.
- PK and KM-V agreed on idea of a white paper that could also be purposed into FAQs; PK to send KM-V link to Toronto white paper. This should go on next-steps list.
- Question about whether to aim for holistic revamp of the bylaw including all lodging uses also was set aside as too time-consuming and a complicating factor at this point.
- However, KM-V does want to include revamp of Uses Table to group like- with like- e.g. Residential/Residential Accessory and then Lodging. She has outlined such a reorganization in her 4-10 blue paper
- Discussion of application of 26 Church, filed 4-9-2018, for two short-term rental units under “Motel” definition, use table, and bylaw. Bring to PB to consider how this fits into existing STR bylaw development. KM-V had reservations about going too deep into this.
- Short discussion of KM-V concern about how BSO and other summer organizations find summer housing; agreed she would call them directly to understand including how this ties to STR issue(s).

- It was agreed that subcommittee would create an easy-to-digest list for full Planning Board to consider, discuss and decide feedback and concerns that had come in related to the Bylaw proposal.
- Same with timeline: Shorten for presentation and review by full PB.
- Goal: Bring this entire update and two review documents to PB on 4-17.

Timeline was discussed. PK suggested and KM-V agreed in principle:

- Continue 4-17 Public Hearing to 6-26
- PB to absorb comments, findings through the summer
- July 31: Date for close of state legislative session
- Reconvene PB on issue 9-11 in a continuation of the Public Hearing
- Nov. Town Meeting vote.

Additional topics discussed:

PK also discussed the idea of doing an administrative appeal on the issue of grandfathering, in order to save citizens the time and expense of doing so. Discussion of whether a board or officer would have standing on such an issue; KM-V to look at MGL 40b 8; after short discussion, this was set aside to think about further.

At the end of the meeting, we invited Town Manager Chris Ketchen in to review the timeline with him. He did not make any recommended changes. He agreed that bringing in consultant help, including most easily, hours from BRPC, was possible and could be funded by the Town but agreed this might slow us down. PK said that PB wants to keep BOS well-informed of bylaw as it's finalized so they are well-informed when they get questions; so that they can contribute to its policies; and so that they have the info they need to support its passage publicly.

Next steps:

- Pam to edit timeline to present to PB at 4-17 meeting;
- PK to edit consolidated input to Bylaw into "like" groups then send to:
- KM-V, who will to review them further, prioritize policy questions in particular, and lead discussion with PB on 4-17.

Respectfully submitted,

Pam Kueber  
April 17, 2018