

Transient Residential Rental Planning Board Subcommittee
Date: 12/07/2016
Meeting Minutes

Committee Members Present: Kathleen Kluger, Chair; Al Cotton, Gordon Eldredge, Troy Williams
Staff Present: Dylan Smith, Planning Director
Guests: Fire Chief David Bridges, Police Lt. Owen Davis

The meeting began at 10:30am in York Town Hall.

The Committee gathered information from the York Police and Fire Departments on their priorities relative to Transient Residential Rentals.

The Police response was that the system needs to identify who controls the property, focusing on not disturbing the peace and garbage collection. Any fines need to be proportionate to the property's income, to avoid a situation where it is cheaper to pay the fine than to maintain the property. So far, the Police have had relatively few major issues.

The Fire Department already has several hundred properties of concern, due to fire safety negligence. Almost all of those properties are not owner-occupied. Smoke and CO detectors and a legal egress plan are the main Fire Dept. issues.

Both Fire and Police Departments agreed with the Committee that it makes sense to start simple. Fire concerns would be greatly alleviated with a wireless smoke and CO alarm system that would operate year-round. Fire rules would draw a distinction between one story and multi-level buildings.

The Fire Chief also emphasized that services like AirB&B are not the real issue for fire – the oceanfront buildings that have been rented for years with minimum attention is the issue.

We discussed the fact that regulations will be applied to violations, not complaints. A neighbor trying to hurt another neighbor without a bonafide violation will not be accommodated.

Actual fine levels will be determined; the Committee discussed the possibility of fines of at least \$100 per bedroom for violations.

The meeting was adjourned at 11:30am.