

Transient Residential Rental Planning Board Subcommittee  
Date: 12/21/2016  
Meeting Minutes

Committee Members Present: Kathleen Kluger, Chair; Al Cotton, Gordon Eldridge, Troy Williams  
Staff Present: Dylan Smith, Planning Director  
Guests: Planning Board V.C. Peter Smith, Maureen Regan, Tom & Lisa Hedger, Ed McKenna, Barbara Shimwer (sp?)

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

Committee Chair Kathleen invited community members to share impressions of the PB Workshop the prior evening and general impressions.

The Committee summarized the major issues from the prior evening's meeting:

- 1. Occupancy
  - 2. The number of rooms in a Transient Rental unit
  - 3. The cost to town for this regulation and the fees to rental owners.
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- The Committee also repeated for the entire group that the twin objectives of creating new regulations are (a) Safety and (b) Maintaining the culture of the neighborhood.

There was considerable conversation on sizes of beds and bedrooms. A general consensus was to have an average of no more than 4 people per bedroom, following the Town Ordinance definition of a bedroom, unless the Safety Inspector makes an exemption. This would allow for two parents in one bedroom and five kids in another bedroom, for example. There also was a discussion of no more than two beds per room, but that concluded with an acceptance that today's technologies make it almost impossible to define a bed.

The regulatory formula suggested by the group is total capacity of a Transient Residential Rental would be "the number of bedrooms times 4."

General requirements agreed by the group included:

- "in all cases, the owner is responsible for the property."
- Separate sets of instructions are needed, to clearly differentiate rules of owner-occupied rentals from non-owner-occupied rentals.
- Regulatory Costs will be self-funded by Registration fees.

Members of the Committee will work on edits of the draft ordinance over the next two weeks and the Subcommittee will reconvene at 10:30 am on Wednesday, January 4 in York Town Hall.

The meeting was adjourned at 11:35am.