

To: Chairperson Frost and Planning Board Members
From: Barbara Marty
Re: Proposed Housing Definitions 2023
Date: January 9, 2023

First, thank you for your work on all of the proposed amendments.
The items below only relate to the Housing Definitions and Use Table addition.

The definition of Dwelling Unit specifically states that the use shall not include such transient occupancies as an STR, however the definition of an STR states that it **is** a dwelling unit. Might it be less confusing to state that a “STR” means a principal residence, as this would also distinguish it from an ADU?

In an earlier version of the definition of an STR there was a 90-days per year limit for rental. It was changed at the last meeting to 6 months based partially on the belief that the existing ordinances concerning Travel Trailers had a 6-month limit. On page 23 of the Ordinances the Travel Trailer is limited to 90 days in any one 12-month period. It seems prudent to limit STR to 90 days as well.

Lastly, I feel that the inclusion of STRs in the Use Table should be part of the larger conversation that will take place when the Housing Section of the Master Plan is reviewed. There are so many more details that need to be discussed, including if STRs will need to be registered and what that will look like, will abutters be notified if an STR is approved, will STRs need to provide off-street parking and submit to an inspection from the fire department or the building inspector, and will there be a penalty or revocation if the STR has multiple violations. These details should be worked out before the Use is added to the table.

Thank you for considering these suggestions.