

**TOWN OF WINCHESTER**  
**SHORT TERM RENTAL REVIEW COMMITTEE**  
Town of Winchester Town Hall  
338 Main Street - 2<sup>nd</sup> Floor – Lee Ann LaClaire Room  
March 26, 2018 – 5:00PM  
**Meeting Minutes**

**1. CALL TO ORDER:**

The meeting was called to order at 5:00PM. The following Committee members were present: Planning and Zoning Commissioners George Closson, Jerry Martinez and Barbara Wilkes, Selectman Jack Bourque, Residents Keith Becker, Nancy Becker, John Herman, and Paul Marino and Town Planner Steve Sadlowski.

Also attending the meeting were Jan Gyurko and Willy Platt.

**2. AGENDA REVIEW:**

No changes were made to the agenda.

**3. MINUTES – MARCH 12, 2018:**

No action taken.

**4. DISCUSSION/POSSIBLE ACTION - SURVEY:**

In response to a question regarding the impetus behind the forming of this committee, it was noted that there were a few complaints received informally by Planning and Zoning commissioners. The Planning and Zoning Commission has discussed the possibility or concept of regulating Air BNB for over a year. The prevalence of shared driveways, and the problems that often arise from those rights of way, has also contributed to the closer examination of STRs.

The Committee reviewed sample survey questions put forth by committee member Dina Fisher who was unable to attend but had emailed the suggestions prior to this meeting. The committee agreed that there ought to be less than ten questions and worded in a manner so as to ascertain whether the respondents lease their residences currently, whether their neighbors lease their residences, the method by which the rentals are advertised, and the length of time of the rental.

Mr. and Mrs. Becker reported that they have learned of several communities that prohibit short term rentals but more or less turn a blind eye to the quiet continued practice until such time that a neighbor complains and it becomes a problem. They noted that this has served the property owners who rely on the income provided through the rentals but also functions as a form of recourse for neighbors that have problems with transients.

Discussion ensued over problems with short term rentals when a right of way is associated with the property.

**5. DISCUSSION DOCUMENTS FROM TOWN PLANNER STEVE SADLOWSKI (5 ARTICLES FROM MARCH 5, 2018:**

The committee agreed that a hearing, or informational meeting, ought to be scheduled for Monday, July 2, 2018. It was agreed that a mention of the meeting ought to be promoted within the Highland Lake Watershed newsletter. Additionally, Ms. Wilkes agreed to research the price of postcards as they should be mailed to the whole town. Mr. Sadlowski agreed to draft the survey questions and forward a link to the Committee so they can play with it.

**6. ADJOURNMENT:**

The meeting was adjourned at 6:23PM.

**Respectfully submitted,**  
**Pamela A. Colombie**  
**Recording Clerk**