

Town of Woodstock
Select Board Meeting
Special Informational Meeting for Short Term Rental Ordinance
July 25th 2024
6:00 pm
Town Hall & Zoom
Minutes

Draft minutes are subject to approval.

Present: Chair Ray Bourgeois, Stephan Bauer, Greg Fullerton, Stephanie Appelfeller, Laura Powell, Derek Demas, Mara Trangread

A. Call to order

Chair Bourgeois called the Special Informational Meeting for Short Term Rental Ordinance July 25th at 6:00 pm.

B. Addition to & deletions from posted agenda- none

C. Select Board Presentation Short Term Rental Ordinance

Presenter Laura Powell

The planning commission began reviewing short term rental last winter. Public meetings were held beginning February 2023 of which there were 12. After which the select board held 5 joint meetings beginning March 2023. The new ordinance was passed May 2nd, 2024, with a unanimous vote.

Changes to the Ordinance:

1. Allow number of times rented to be unlimited
2. Cap Permit to 110 Permits* (55 for owner-occupied, 55 non- owners occupied)
3. Cap permit to one per person/business entity
4. Cap permit to one per property
5. Updated the definition of Bed and Breakfast to explicitly be a lodging established that can host multiple parties at a time
6. The village and the town have one unified ordinance
7. Permit holders in the village and the town are treated the same

Laura explains the language of the ballot.

Laura goes on to explain the benefits of the new ordinance

1. Simplifies the rules for permit holders
2. Is More equitable to all permit holders
3. Protects from speculative home-buying for the proposes of investment
4. Is easily enforceable

Continued explanation: fee breakdown, breakdown of common questions, number of permits that are currently issued to the town, “grandfathered” short term rentals- Those properties will not count towards the 110 cap . Continued explanation - cost for the boards to enforce the ordinance, fee would not fall on the general taxpayer, fire marshal determines occupancy and how that impacts fees, consequences of the vote being passed or the vote not passing in both the town and the village.

The deadline to submit applications for pre-existing rural operators is July 31st 2024.

D. Citizen comments

Dereck Demas

What happens to pre-existing rural operators in the town ordinance gets overturned?

Laura says she would have to defer to legal counsel on the topic

What are the incentives to convert from short term to long term housing – what are the incentives that are included in the ordinance to convert?

Planning commission intension was funding a program to incentivize short term housing to long term housing. The funding for the program was reduced when we reduce the fees. The incentive no longer exists.

Does the village trustee select board as a whole have the authorization to invalidate certified fire inspections from the Vermont state fire Marshalls that are more than 14 months old.

Answer is: no

What are the results of the short-term monitoring software being made public as town unregistered STR in uncovers and the associated fines it collects?

Laura Answers: That he is free to file a public information request in that is information that he would like.

Of the data that you're using that disclosed roughly 150 to 200 Woodstock STR listings and during advertised during peak season, has it been filtered through to eliminate the ones that are out of Woodstock, that are multiple cross posted listings, multiple listings for individual properties, motels, bed and breakfast establishments, things like that.

Laura: that is a process that is ongoing, Planning and zoning is taking it on right now. They have the raw data.

Why make the bed and breakfast regulations cumbersome and confusing by including them in the short term rental ordinance when they've got their own separate zoning bylaws? So now, if somebody's a bed and breakfast, either current or going to be, they must go to two different places to get all the regulations that apply to them.

Laura: it's a course correction right now we have people that are using the bed and breakfast exception to operate short term rentals. That's why it's included within the ordinance. We're also trying to differentiate between a bed and breakfast and a short term rental, just as though we would differentiate between a hotel and a bed and breakfast. The state definition doesn't preclude us from also creating our own definition.

What happens if either the town or the village vote against the ordinance goes through and the other does not so you are going to have two entities now?

Laura states she already answered that question.

Maria Tangread

Asked when to show up to vote

Laura answers: Tuesday July 30th 2024 7am-7pm at the town hall via Australian ballot.

Villagers vote again in person at 7pm at the town Hall.

E. Adjournment

Motion: by Ray Bourgeois to adjourn the meeting at 6:20pm.

Seconded: by Greg Fullerton

Vote: 4-0-0, passed.

Respectfully submitted,
Kitty Mears Koar



Signature: Raymond Bourgeois

Raymond Bourgeois (Aug 21, 2024 21:04 EDT)

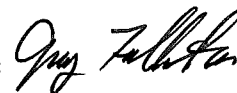
Email: rbourgeois@townofwoodstock.org



Signature:

Email: kpcole@gmail.com

Signature:



Email: gfullerton@townofwoodstock.org

Signature:



Email: jpowell@townofwoodstock.org

[REDACTED]

[REDACTED]