

Letter in support of Proposed Amendments to Title 5, Short Term Rentals

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Jennifer Moore

Sat 1/21/2023 9:49 AM

Mark as unread

To: town comments;

I am writing to express my **support** for the **proposed amendments to Title 5 - Short Term Rental Licenses**. Specifically, I am strongly in support of lifting the cap on the number of STR licenses that can be issued for owner-occupied properties.

I have lived in Kittery for over 15 years. I support the idea that residents need to be creative with short term rentals in order to cover the cost of living in such a desirable location.

I hope you will vote in support of the Title 5 amendments.

Sincerely,

Jennifer Moore
Kittery, Maine

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Jennifer Moore

Dear Members of the Town Council of Kittery:

I am writing to express my support for the proposed amendments to Title 5 - Short Term Rental Licenses. Specifically, I

am strongly in support of lifting the cap on the number of STR licenses that can be issued for owner-occupied properties.

I have lived full-time in Kittery since 2009 to raise my children and to be near my parents, also Kittery residents and homeowners. I have owned a home in Kittery Point since 2011. Periodically, I rented out our house for a few weeks in the summer to help with rising living expenses. I took it for granted that short term rentals would always be an option to help make ends meet.

In 2020, changes in my personal situation made it financially infeasible for me to afford to live in my house. I presumed I could fall back on short-term rentals. Regrettably, I was not aware of the regulatory changes to Title 5 that were made in 2020, and I missed the boat on getting a permit for short-term rentals. I had to resort to renting out my house to long-term renters, creating upheaval and instability in my and my children's lives.

The ability to rent my property to short-term summer visitors can provide me with the income necessary to live in my home for the vast majority of the year, and keep the home that my children cherish. It is also extremely important for me to be an active part of the Kittery community that I love and value. I hope that making my property available to summer visitors could also contribute to Kittery's tourist economy.

I recognize the complex issues that the Town Council must navigate when it comes to housing. I believe you have done an outstanding job taking into consideration town residents' concerns, and thank you for making such a conscientious effort to balance the many housing issues facing our community.

I hope you will vote in support of the Title 5 amendments that are before you tonight. Thank you very much for considering my views.

Sincerely,

Johanna Thomas

Kittery Point

STR Ordinance Seasonal Dwelling definition

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Tim Brochu

Mon 1/23/2023 8:00 AM

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To: town comments;

Cc: Kendra Amaral;

Town Council,

I'd like to propose a technical revision to the definition of "seasonal dwelling" in the revised STR ordinance for better clarity and consistency with the building code definition.

The proposed STR ordinance includes this definition:

Line 17 - SEASONAL DWELLING - A building that is not occupied more than 180 days within any calendar year, and meets the minimum requirements of the Maine Uniform Building and Energy Code (MUBEC).

I propose revising this as follows:

Line 17 - SEASONAL DWELLING - A building that meets the minimum requirements of the Maine Uniform Building and Energy Code (MUBEC) to be considered a Seasonal Dwelling, including not being occupied more than 180 days within any calendar year.

As written, it is not clear that the ordinance definition is referring to a specific definition in MUBEC describing summer camps / cottages that aren't winterized. It might make applicants think that they can qualify as a seasonal dwelling just by occupying any dwelling unit less than 180 days as long as their building is code-compliant. (I've already had someone ask me about this).

I will mention this as part of my public comment, but wanted you to have this wording and MUBEC context ahead of time.

For reference, here is the definition from MUBEC, which Maine has amended to the building code, on page 3 of the document at this link:

https://www.maine.gov/dps/fmo/sites/maine.gov.dps.fmo/files/inline-files/642c001%20Administration_0.docx

Seasonal Dwelling. To be considered a seasonal dwelling, a building must meet a minimum of three of the requirements listed below and not be occupied more than 180 days within any calendar year. If the building meets the minimum requirements, then the building would meet the requirements set forth by the State of Maine to be considered a seasonal dwelling for the requirements of the Maine Uniform Building and Energy Code (MUBEC). If a building is considered a seasonal dwelling compliance with the IECC is not required.

- 1. The maximum area of the structure shall be limited to 750 sq. ft. of interior space.*
- 2. There shall be no central heating system installed in the building.*
- 3. Any heating appliance shall not have a fuel supply attached capable of heating the structure for more than 24 hours.*
- 4. There shall not be a year round sub surface wastewater system installed.*

Hello kamaral,

gary sredzienski has sent you a message

Message:

Dear Kittery Council Member,

I contacted the council about a year ago and I was told that the topic would most likely not be discussed, but I would am trying one more time. It is unreasonable for anyone living in a suburban neighborhood to have to endure the crowing of a very loud rooster before sunrise and all day. It sounds like a comical and insignificant problem, but it has come to a point where my health is affected. Sometimes the crowing begins at 3:30 in the morning and that is 30 to 40 feet from my bedroom window. It continues all day and sometimes it is impossible to work from home. I have to keep the stereo on to drown out the noise. It's now reached the point that sleep deprivation is taking a toll on me and my neighbors.

I realize this is an unpopular subject to bring up and you possibly fear it would damage your reputation, popularity and future position in office if you brought it up. Several neighbors have brought this up to animal control and there is nothing the police can do. Their hands are tied because the wording in the noise ordinance does not pertain to livestock. I wasn't planning to make my life's biggest financial investment to live on top of a chicken farm in a dense residential neighborhood. I am asking one more time to please visit this issue again. If nothing is done I will have to bring this to the local papers and hire an attorney. Several towns have taken action and banned roosters. It is unacceptable that this issue has not been taken up in this town.

Sincerely,

Gary Sredzienski

Dion Av

January 25, 2023

Public Comment, regarding the proposed STR Ordinance Amendments

Lauren Zike

7 Stimson Street, non-owner occupied unit

To the Kittery Town Council:

I apologize for not being able to attend the meeting tonight in person, but am concerned about the driving conditions tonight.

I am pleased to see that you are proposing to remove the licensing cap for owner occupied or seasonal units, to allow those on the waitlist to receive licenses, and to increase the percentage of new non-owner occupied licenses that will be available each year.

As you may expect, I was surprised by the extreme increase being proposed for the license fee for non-owner occupied units. I understand that you wish to encourage owner occupied STRs and having a differing fee structure is consistent with the solution determined by other towns in Maine.

However, I wanted to ask, what is \$1500 figure based on? Is the goal to cover a more expensive tool to scrap the internet for offenders? Are you budgeting for either actual or anticipated costs for town employees to manage the permitting process? Without knowing how many current permits are issued to non-owner occupied units, just the income from the non-owners on the waitlist is a significant amount.

I close with the request to decrease the proposed non-owner occupied annual license fee. Thank you for your consideration.

A couple examples of fees for area towns:

York (May 2017):

- \$60; plus \$30 for each license after the first (owner occupied)
- \$200; plus \$100 for each license after the first (non-owner occupied)

Portland (October 2022):

- \$100 for the first unit, \$250 for the second unit, \$500 for the third (owner occupied)
- \$200 for the first unit, \$500 for the second unit, \$1000 for the third (non-owner occupied)