

# Planning board — Special meeting — 20 September 2022

## Proposed regulation of short-term rentals (STRs)

### Summary of public comment

- Problems that don't exist?
- Benefits -- Visitors, spending dollars in town
- Occupancy limits based on bedrooms; fire pit concerns
- Prefer STR not in residential areas
  - Permit required
  - Symbol on premises similar to Uber or Lyft
  - Review ordinance in two years
- More issues on long-term rentals (LTRs) vs. STRs
  - Better maintenance of property, house
  - HOAs should be regulated
  - If it's not broken don't fix it
- Do not need government regulations
- Creating an issue that doesn't exist
  - Already have regulations to enforce noise, trash
  - Waste of taxpayer dollars
- Provides opportunities for special stays
  - Leverage third-party management
  - Competition fosters better maintenance
- STRs equal homes
  - Not commercial use
  - Users include workers
  - Spend money in community
  - No regulations
- Owners take pride in experience
  - Users include—life events, workers, those waiting for homes to be built
- Exposure that STRs provide to Belmont
  - Better maintained
- Alternative to hotels
  - Contractors and traveling medical staff
  - Security cameras
  - Supports local businesses
  - Restrictions would keep money out

- Changing from LTR to STR
  - More investment in STR
  - Do not support occupancy limits—self-regulated
- LTR to STR = improvement to property and investment
  - Local benefits
  - LTRs = more problems
- Possible safety issues and noise
  - Investment in community
  - Convert properties—investing in problem properties
  - Legal
- In favor of permitting for safety
  - Let neighbors know
  - Simple rules and regulations from city
- STRs—can provide option for military veterans during transition