

Background Materials – March 20, 2023– Planning Board Meeting

Prepared by Anne Capra, Director of Planning and Conservation, 3/17/23

Cable Access Channel 15 –The Cable Studio has indicated that this meeting will be live streamed on Channel 15.

AGENDA ITEM #1 Open Comment Period

This 10-minute period is set aside for the public to offer comments on items not on the posted agenda, in accordance with the adopted policy, as amended 8/8/22, posted on the Town of South Hadley Planning and Conservation Department webpage here:

<https://southhadley.org/DocumentCenter/View/9842/Open-Comment-Period-Policy---As-Adopted-2022-08-08>

Action Needed: Allow members of the public to offer comments to the Board.

AGENDA ITEM #2 Minutes

Planning and Conservation Coordinator Colleen Canning will forward minutes separately.

Action Needed: Vote to approve the minutes.

AGENDA ITEM #3 Correspondence

Regular correspondence from this past week is attached, as well as the full correspondence on the Short Term Rental Bylaws.

Action Needed: No action needed.

6:30 PM - AGENDA ITEM #4

Short Term Rental Zoning Bylaw and General Bylaw - Public Hearing Continuation

Draft Short Term Rental Zoning Bylaw is online here:

<https://southhadley.org/DocumentCenter/View/10134/Short-Term-Rental-Zoning-Bylaw-DRAFT>

Draft Short Term Rental General Bylaw is online here:

<https://southhadley.org/DocumentCenter/View/10133/Short-Term-Rental-General-Bylaw-DRAFT>

Proposed Short Term Rentals Summary is online here:

<https://southhadley.org/DocumentCenter/View/10194/Proposed-Short-Term-Rental-Bylaws-Summary>

A public hearing on the proposed zoning and general bylaws was opened on February 6, 2023, and continued until 3/20/23 to allow for additional public comment. The 2/6/23 public hearing

minutes have been approved by the Board and are posted online here:

<https://southhadley.org/AgendaCenter/ViewFile/Minutes/02062023-4929>

The recording of the 2/6/23 public hearing is online here: <https://vimeo.com/796732323>

Short Term Rentals (STR) in South Hadley are considered any rental of all or part of a dwelling unit for 28 consecutive days or less, including home sharing and vacation rentals. Other communities may define them for greater or fewer number of days. STRs are sometimes referred to as AirBNB or VRBO, however both are rather companies that provide an online reservation platform for short term rentals. Thus, throughout the bylaws and this discussion, the term “short term rental” is used as defined above.

Why Regulate Now?

Municipal staff for the Town of South Hadley have been tracking regulation of short term rentals at the state and local level for several years. Massachusetts adopted legislation on December 28, 2018, regulating the short term rental industry via "An Act Regulating and Insuring Short Term Rentals", which became effective on March 28, 2019. The Act amends MGL c.64G to provide regulation of the short term rental industry, which includes hosting platforms such as Airbnb. In summary, this legislation requires short term rentals to register with the Commonwealth and are subject to state excise tax. In response to the new law, Massachusetts towns and cities began adopting bylaws to regulating short term rentals within their communities.

Thereafter, the South Hadley Inspection Services/Building Department began looking into the presence of short term rentals within South Hadley and to what extent they were regulated. South Hadley Zoning Bylaw Chapter 255-16 states that any use not identified within the bylaw is prohibited. Short term rental use was not identified in Chapter 255 and therefore determined to be prohibited. Thus, in April 2022, former Building Commissioner David Gardner issued cease and desist orders to the operators of twelve short term rental operations he had identified. Of those twelve, two were able to obtain Special Permits to operate Bed and Breakfast facilities because they met the conditions of the zoning bylaw for that use. Mr. Gardner informed the Board that he was not aware of any complaints filed against these operations but rather it was a matter of zoning compliance that he was seeking to enforce.

At that time, the Planning Board chose to develop bylaws to regulate short term rentals, knowing that they were existing in town and were growing in popularity regionally and nationally. By adopting regulations, the community has the ability to dictate where and under what conditions these rentals can operate to ensure that they provide only benefits to the community and not nuisance.

As part of that process, research was done to understand how short term rentals were regulated in other communities including reviewing bylaws from 18 other towns and cities in Massachusetts, review of materials produced by Franklin Regional Council of Governments and the American Planning Association, and guidance from Town Counsel Mead, Talerman, and

Costa. In addition, there was coordination between the Board of Health, Building Commissioner, and Planning Director to determine how a rental registration and short term rental license process would be developed. Out of that research, templates for a general and zoning bylaw were brought before the Planning Board for discussion. The draft bylaws subject to the Public Hearing on 2/6 are the outcome of those discussions and research.

Zoning Bylaw – PROPOSED

The purpose of a Zoning Bylaw is to regulate the use (activity on a specific parcel of land) within each of the twelve zoning districts in South Hadley. Such regulation includes whether or not the use is allowed, by what form of zoning permit, if any, and the standards that the use must comply with. Zoning permits for STRs are proposed to be either by Site Plan Review or Special Permit. Issuance of a zoning permit in no way waives any rental operation from complying with all applicable local, state and federal building, fire and other codes and regulations.

Within the proposed zoning bylaw, STRs are classified as either Owner Occupied or Non-Owner Occupied.

Owner Occupied STRs are proposed to be allowed as follows:

- by Site Plan Review in the four Residential zoning districts (RA1, RA2, RB, RC) and the Agricultural zoning district;
- by-right in the four Business zoning districts (BA1, BA, BB, BC); and,
- prohibited in the Industrial zoning districts.

Non-Owner Occupied STRs are proposed to be allowed as follows:

- by Special Permit in the Residential, Agricultural and Business Zoning Districts
- prohibited in the Industrial zoning districts

General Bylaw – PROPOSED

The purpose of a General Bylaw is to establish regulations that are not legally permitted within zoning, and apply generally townwide irrespective of zoning. The primary purpose of the General Bylaw is to create a licensing and registration process for all STRs, and a process for inspections and complaints. Non-compliance with the stated requirements and standards for operation as defined within the General Bylaw will result in suspension or termination of the STR license.

The General Bylaw designates the Building Commissioner as both the licensing agent and enforcement officer. The limit on the total number of STR licenses in South Hadley shall be twenty-five (25). Of the total number of licenses, no more than five (5) shall be non-owner occupied.

Action Needed: The Board needs to conduct the public hearing continuance. Close the public hearing and begin deliberations on potential changes to the draft bylaws. Take a vote to move forward a final version of the zoning and general bylaws for the Annual Town Meeting Warrant.

AGENDA ITEM #5 Planning & Conservation Department Report on Planning Projects and Development Updates

Elnk Special Permit and Stormwater Management Permit Modification Request, 7 Gaylord Street

<https://www.southhadley.org/DocumentCenter/View/10887/Modifications-to-Stormwater-Outfall-Amendment-Request-3-16-2023>

While undertaking construction of the stormwater management system improvements, they discovered that an existing stormwater outfall to Buttery Brook was severely degraded by tree roots and therefore needs to be reconstructed. Elnk has filed to amend their Order of Conditions issued by the Conservation Commission for this work. The public hearing with the Commission will be scheduled for April 19th. Relative to the Special Permit and Stormwater Management Permit, it is my opinion that this change (reconstruction of an existing stormwater outfall and restoration of the river bank) is a de minimis and an improvement over existing conditions. Thus, because this work will be permitted through an amended Order of Conditions under the jurisdiction of the Conservation Commission, I recommend that there is no need to amend the Special Permit or Stormwater Management Plan. I have requested the applicant submit the modified plans once approved by the Conservation Commission to me for inclusion in the record for the Special Permit and Stormwater Management Plan.

Selectboard Policy on Remote Participation

The Selectboard has adopted a remote participation policy to clarify how meetings should be run if or when fully remote meetings are no longer possible. Under this policy, there must be a quorum with a chair (or acting chair) present in person. Any member shall be permitted to participate remotely in a meeting if the member's physical attendance would be unreasonably difficult. "Unreasonably difficult" will be left up to the discretion of the chair. The Town Clerk has also provided us with an Open Meeting Law advisory overview for remote meetings. Please review both documents so you are familiar with the policy. If you have general questions, I am happy to answer them. If you have specific questions, I may direct you to the Town Clerk's Office as I consider them the experts on the matter.

<https://www.southhadley.org/DocumentCenter/View/10877/Remote-Participation-Policy---Adopted-02-21-2023?bidId=>

We are still awaiting information from the state regarding allowances for virtual meetings to continue beyond March 31, 2023.

Housing Production Plan

The next Housing Plan Advisory Committee meeting will be on 3/22/23. The committee will be discussing draft strategies. I anticipate a draft release of the plan in April. The Planning Board will need to hold a public hearing on the draft plan, which I am tentatively scheduling for the Planning Board's 4/24/23. However, due to the Town Meeting schedule and amount of

outreach to be conducted prior to that, it seems more likely and in the best interest of the public if we move that back to mid-May after Town Meeting.

Next Meetings and Posted/Pending Agendas

3/27	<ul style="list-style-type: none"> • 25 N Sycamore Knolls SP- Expansion of a nonconforming structure (link) • Review Draft of ADU Bylaw Report to Town Meeting
4/10	<ul style="list-style-type: none"> • 93 Mountainview St SPR- Home Occupation Dog Groomer (link) • Amherst Road Zone Change Citizen Petition (link) • 27 Bardwell Street – Library Condo Conversion, Special Permit Extension Request
4/20	7pm via Zoom – Planning Board Warrant Articles Info Session, to be presented by Director of Planning and Conservation
4/24	MPIC Bylaw Update Review Housing Production Plan Public Hearing - TBD
5/8	
5/10	Annual Town Meeting
5/22	Week of 5/15 or 5/22 – Schedule joint meeting with Selectboard for Housing Production Plan Adoption TBD

AGENDA ITEM #8 Other New Business (topics which the Chair could not reasonably expect to be discussed/considered as of the date of this notice)

No new business had been submitted to me as of today.

**March 20, 2023 Planning Board Meeting
Short Term Rental General and Zoning Bylaw
Correspondence**

Planning Board Member Correspondence

- February 15 commentary report (attached) provided by Member Nate Therien.
- Compilation of public comments (attached) heard at the February 6 public hearing provided by Associate Member Michael Adelman.

Public Correspondence

- February 3 letter (attached) from Linda Sachs, Woodbridge Street.
- February 5 email (attached) from Kayla Taylor, 31 N Main Street.
- February 6 email (attached) from Marianne Millard, Alvord Street, with articles (attached) from CNBC (<https://www.cnn.com/2023/02/03/airbnb-will-soon-push-all-vacationers-and-hosts-to-verify-identity.html>) and the Daily Hampshire Gazette (<https://www.gazettenet.com/Letter-to-the-editor-49775714>).
- February 6 email (attached) from Carol Constant, Morgan Street.
- February 7 email (attached) from Hattie Finkle, 450 Amherst Road.

News Articles

- Business Insider article (attached) received February 6 from Martha Terry, Brainerd Street. (<https://www.businessinsider.com/cities-fighting-airbnbs-with-regulations-for-short-termrentals-2022-5>)

Short-Term Rentals: General and Zoning Bylaws **Nate Therien 2/15/23**

As a foundational principle, legislation should fully enable personal liberty as much as possible while limiting impacts on the personal liberty of others and supporting the general interest. In this conception, protection of personal liberty is in fact a means of supporting the general interest because it empowers each of us; and setting carefully constructed limits on personal liberty in the general interest is a means of supporting the personal interests of everyone, in that inescapably, all individuals share an interest in the common good.

The General and Zoning Bylaws for regulation of Short-Term Rentals that the Planning Board is proposing for approval by Town Meeting are framed with this foundational principle in mind. The current drafts of the bylaws do much to balance the interest of home owners wishing to rent part or all of their homes on a short term basis and the interests of abutters and the Town at large. I think, however, some revisions suggested by comments made during the first Public Hearing would be helpful. I want to propose these here, and also to touch on the issue of administrative costs because it was repeatedly raised during the Public Hearing.

But first I want to address directly why we should go to the trouble of enabling Short Term Rentals in the first place.

Why Allow Short Term Rentals?

The draft bylaws seek to enable a property use that current bylaws forbid, a use that we now know was being exercised in town previously without leading to complaints, but also without any regard for potential harm to others or the general public. The draft bylaws would enable this use while serving to protect other interests, those of potential renters, abutters and the Town itself.

My view is that forbidding this use outright harms individual homeowners who have a legitimate interest in gaining revenue from their property. We should not ban this use without exhausting the means of allowing it within a framework that limits harm to others. Property owners seeking to rent part or all of their home on a short term basis may need the extra income to meet the mortgage, to pay for necessary maintenance, to offset medical bills, or simply to take a vacation. Their reasons are not our concern. It must be noted that a total restriction on STR is a real limitation on liberty that harms people.

It should be noted, too, that a bylaw that only allows STR of rooms that are within a residence simultaneously occupied by the owner, forbidding people from renting out their entire home on a short term basis, would be discriminatory: it unjustly and unnecessarily limits this use (and this opportunity for revenue) to persons with larger houses.

I would also reiterate comments made by some members of the public, specifically that allowing STR could benefit others in Town not just homeowners seeking to rent out short term. For example, STR could bring new restaurant and business customers, new attendees to cultural and other recreational events (whether sponsored by the Town, the College or individuals), the parents and siblings of students at the College and guest lecturers (who often give public talks). They could also benefit residents with smaller homes whose friends and relatives cannot find appropriate accommodation in Town due to the lack of hotels. It could even be argued that allowing property owners to generate

additional revenue from their property on an occasional basis not only provides them the means to maintain and possibly improve their homes, but an additional incentive to do so. This would arguably benefit the Town at large and help maintain property values generally.

Finally, it should be noted that Massachusetts General Law provides for taxation of income generated by STR. An excise tax goes to Boston, but additional taxes can be levied by hosting municipalities. While not substantial, we know nearby towns have reported revenues gained from STR.

The Need for Regulation

While the ways property owners would use the income generated by STR are not our concern, how they use the right to do so and how that exercise might adversely impact abutters and the Town in general certainly is. We should regulate the use responsibly and wisely, with an eye to potential harm.

The PB carefully considered potential harm when drafting the bylaws, and included provisions intended to safeguard against these harms. In doing so, it took into account the nature of the Town, the likely market for STR in Town, the experiences of other Towns. I would like to note that reports of harms caused by STR often come from localities very different from South Hadley in that they are major tourist or business destinations, and so create a larger demand for STR, more renters, and even different kinds of renters. It should be noted, too, that many negative reports come from localities whose bylaws do not include the provisions included in the draft bylaws proposed for South Hadley. In fact, some of these localities are currently adopting these provisions.

I would like to review here ways the proposed bylaws would guard against various harms, many of which were identified by residents at the recent public hearing. I have focused a bit on short term rentals of whole residences when owners are not present during the rental term because many members of the public seem to view them as potentially more harmful, assuming the co-residence of owners would be protective. I would also like to suggest some additional protective provisions that might address issues raised during the Public Hearing.

Annual Licensing for STR

No dwelling unit or part of a unit can be rented without receiving a business permit from the Town Clerk and permits from the Director of Public Health and the Building Commissioner ensuring compliance with health, safety and construction standards. In addition, under the proposed general bylaw short term rental of a whole dwelling unit or part of a unit is not allowed without a license from the Building Commissioner. Only the owner of the residence being rented (in whole or in part) is eligible to apply for a license, and the bylaw holds the owner responsible for the observation of the terms of the license, including payment of fines for violations. The permit must be renewed annually and can be suspended or cancelled if conditions are not met. These conditions include requirements regarding trash and snow disposal, provision for off-street parking, occupation limits, a ban on signage, etc. Importantly, the permit also requires compliance with the Town's nuisance bylaw. These provisions will incentivize people renting out STR to ensure that those they rent to are fully aware of Town laws, including the laws against excessive noise. Indeed, it will likely shape how owners choose their tenants.

Suggested additions:

- The bylaw should outline the process by which a violation is signaled by the Commissioner and the point at which daily violation fines begin.

- I am not certain it is wise to specify the amount of a violation fee in the bylaw—it seems it may change over time for good reasons and that setting a specific amount should be left to the Commissioner. But I do wonder if \$100/day, as currently specified, is too little, as has been argued by some members of the public.
- The bylaw should specify that grounds for non-renewal or suspension of a license may include reports of citizen complaints to the Police Department regarding violation of the nuisance laws, as confirmed by the Department. The current wording suggests a more limited sense of what constitutes an actionable violation by referring to the Commissioner’s obligation to “inspect” the residence upon reception of a complaint: this wording implies that only structural, safety or health regulation violations are contemplated for enforcement.
- The bylaw should explicitly require that licensees provide tenants clear instructions regarding their obligation to comply with all Town ordinances, specially referencing and describing the nuisance ordinance. (Such warnings commonly form part of rental agreements on STR platforms, such as Airbnb, so meeting this requirement would place no undue burden on the licensee and should be easily enforceable.)

Capping of total numbers of STR, with lower cap on STR of whole residences

Recognizing that STR have the potential to burden or disrupt neighborhoods and the Town at large, despite careful regulation, and that the regulation envisioned to enable the liberty of homeowners without harming others might itself place new and uncertain burdens on Town administration, the Planning Board chose to use the General Bylaw to cap the total number of STR licenses allowed in any given year. The Board also sought to avoid the potential for negative consequences on the availability of affordable housing in town, especially rental housing. The Board’s thinking was that a total of 25 licenses per year would allow the Town to gauge what was possible and desirable without risking harm, given the regulations proposed. The 25 limit was set in part based on the Board’s knowledge that there were fully 12 “illegal” STR in operation before they were discovered and subjected to cease and desist orders from the Building Commissioner, and that none of these had engendered complaints.

The Board recognizes that short term rentals of entire homes, while undoubtedly providing benefits to homeowners, could have a greater impact on the availability of affordable housing than short term rentals of parts of houses. So, the Board decided that licenses for such short term rentals should be more strictly capped—no more than 5 of the total 25 licenses allowed in any given year should be for entire residences.

Seeking to avoid impacting the availability of housing, and especially affordable housing, the Board used the General Bylaw to forbid STR of any deed-restricted affordable housing.

Suggested Additions

- Given concerns regarding the possibility that even the recommended caps on licenses will not prevent the harmful effects that might follow if multiple dwelling units were bought up by single persons or partnerships then rented out as STR as large businesses, it might be helpful to include a provision that would limit the total number of STR licenses granted any single person or partnership to two, with the provision that one of the two licenses would need to be for a rental that was owner occupied.

Zone specific restrictions (including requirements for public hearings and consultation with abutters)

The proposed Zoning Bylaw stipulates conditions that would apply to all STR in residential zones. It also provides that in residential and business zones short term rental of whole dwelling units without co-residence of owners requires granting of a Special Permit from the Planning Board. Continuation of this permit is contingent on renewal of the annual license granted by the Building Commissioner, providing a check on the potential harmful impacts. The Permit would also lapse if the property were sold, which would require a new review of the application. The proposed zoning bylaw also requires that in residential zones the short-term rental of parts of dwelling units, even with the owner co-resident must undergo Site Plan Review by the Planning Board. The process for awarding either a Special Permit or conducting Site Plan Review, includes notification of abutters and a public hearing, as advocated by several residents at the recent Public Hearing.

Suggestions for Additions

- The proposed zoning bylaw would allow short term rental of parts of dwelling units in business zones by right (so without review by the Planning Board), even though in residential zones a Site Plan Review is required. At the recent Public Hearing, it was suggested that Site Plan Review should be required in business zones because business zones sometimes abut residential zones. For this reason and because Site Plan Review is required for Home Occupation II in Business Districts A and B, it seems consistent to also require Site Plan Review for STR of parts of dwelling units in all business districts.

Costs of Administration

The General and Zoning Bylaws on STR are proposed with the intention of allowing a legitimate use of property while protecting against harm. To this end, they include provisions for careful regulation. Administration of these regulations will entail some administrative costs, as several members of the public have noted. The administration of duly enacted bylaws is not the responsibility of the Planning Board, but rests with the Select Board and the Town Administration, and ultimately Town Meeting. Still, the Board should note that there are means of meeting the costs of administering the regulations it proposes: under MGL, the Select Board can levy taxes on income derived from STR; with input from the Building Commissioner, the Town can charge fees for STR licenses; it can also set fines for violations of the terms of these licenses.

Town of South Hadley
Planning Board
Public Hearing on Short Term Rental Bylaw Proposals

On February 6, 2023, the Planning Board of South Hadley conducted a Public Hearing to communicate and receive information with interested parties on the proposed General and Zoning Bylaws related to Short Term Rentals.

The meeting was announced to the public through the Town of South Hadley's website, at previous meetings of the Planning Board, Public Notice publication in the Town Reminder newspaper, and the published agendas of the Planning Board. These meeting notices and information to attend the meeting also contained the information to access the meeting via Channel 15, and to participate electronically via Zoom.

The Public Hearing began at approximately 7:00pm. Chairman Brad Hutchison asked Planning Director Anne Capra to provide the public with background information about the proposed Bylaws and their possible adoption at the Annual Town Meeting in May, 2023. Ms Capra used a slide presentation and reviewed the background of the Short Term Rental proposals, the Building Commissioner's past actions, and earlier Planning Board actions and discussions.

At 7:30, the Planning Board Chairman, Brad Hutchison, opened the Public Hearing for citizen questions and comments. Approximately 40 persons in addition to the Planning Board and staff attended the Public Hearing in portions or in its entirety. 17 persons chose to speak. Their comments are summarized below.

Note:

O/O = Short Term Rental owned and operated with on-site resident.

Non-O/O = Short Term Rental not owned and operated by a resident living on site.

Michael Lynch, 20 Riverlodge Rd:

- a. Questioned provision for a non-O/O and requested more information.
- b. Requested more detail on the process to request a Special Permit.

Martha Terry, 25 Brainard St:

- a. Wondered why STRs had different hurdles for approval than existing BnBs.
- b. Objected to the use of "reasonable amount of time" for investigation and possible citation for issues with a Short Term Rental, and requested inclusion of a specific number of days.
- c. Questioned the 'by-right' inclusion of STRs in Industrial Zones.
- d. Questioned the costs of administration and enforcement; wondered what the appropriate fees should be to remove costs from the Town and assure these are borne by the STR operators.
- e. Objected to the proposal that non-O/O STRs not require an on site resident to assure control and an immediate point of contact.
- f. Feels O/O STR provides neighbors a known person with whom to address issues.
- g. Suggested a limit on number of guests.
- h. Suggested limits on the total number of rental days per annum.

Brett Murphy, 5 Dove Hill:

- a. Believed a requirement that a fire sprinkler system was onerous.

- b. Believes each STR may have unique needs for safety regulation.
- c. Wished for clarification that STR regulation was a two step process - approval of a Special Permit or Site Plan Review, then a license by building and fire officials.

Ashleigh Murphy, 5 Dove Hill:

- a. Support STRs, noting use of an in-law apartment as a STR was reasonable.

Ira Brezinsky, 93 Woodbridge St:

- a. Supports STRs by right in all residential areas.
- b. Believes there is no need to limit the number of STRs, either O/O or non-O/O; the market will direct the number of units available. Compared the Uber model is similar to the STR model.
- c. Expressed desire to limit the degree of regulation.
- d. Believes a liberal STR bylaw could soften South Hadley's reputation about business and generate collateral business in the town.

Lynn Williams, 15 College View Heights:

- a. Asked for explanation of O/O signage requirements for STRs.
- b. Requested explanation of the self certification checklist on annual license.
- c. Wanted clarification of building official inspection access during a rental.
- d. Proposes more clarity on material necessary to kept for a 3 year record.

Linda Sachs, 193 Woodbridge St:

- a. Strongly opposed to non-O/O STRs
- b. Believes regulation of O/O should be strengthen.
- c. Proposed fee for STR license is too low; all costs of STR administration and regulation should borne by the O/Os.
- d. Create a specific process for complaints by neighbors and include a registry of reported complaints.
- e. Believes STR regulation should forbid removal of trees and shrubs, and not permit additional paving for added parking.

Ann Stockton, 325 Hadley Rd:

- a. Neither in favor or opposed to STR, but is opposed to non-O/Os.
- b. Suggested starting with a limit of 15 O/Os with no Non-O/Os
- c. Noted the Town's Building Officials resources are not sufficient to regulate all forms of development in the town, citing a flexible development recently found not to have adhered to its plans.

Kevin Taugher, 42 Woodlawn St:

- a. Neither for or against STRs but hopes it can be done wisely.
- b. Believes records of guest information similar to that at a hotel should collected.
- c. Require inspection of premises by Building Official to identify problems before operation.
- d. Must allow immediate inspection for cause of a complaint.
- e. Should require notice to abutters.
- f. Should require additional fees for water, sewer and trash services.

- g. Wants more clarity of what constitutes a resident presence during an O/O rental.

Linda Young, 15 Westbrook Rd:

- a. Opposed to non-O/O STR
- b. Feels 15 licenses is adequate.
- c. Believes 14 days is a sufficient rental duration.

David King, 6 Oakley Dr:

- a. Feels the proposal balances the interests of the STR operator and those of the community.
- b. Believes in less regulation of licensees.
- c. Feels market will define the demand for O/Os in South Hadley.
- d. Feels non-O/Os offer risk to the community.
- e. Questions license requirements for floor plans, room diagrams and an affidavit.

Selene Weber, 17 N Sycamore Knolls:

- a. Expects good experiences offer an opportunity for South Hadley to develop a new class of business and to foster additional stimulus to other business by guest spending.
- b. South Hadley already has BnB operations.
- c. Believes to potential for disturbance of neighbors by unruly STR guests is limited, as hosts do vetting on the on-line rental platform.
- d. Non-O/Os would not have appeal to investors, and O/Os probably would provide only limited supplemental income due to the nature of the community.

Robert Salthouse, 20 The Knolls:

- a. Feels non-O/O are his concern, due to detachment from the town.
- b. Feels STRs will impact LTRs negatively.
- c. Is concerned about the affects of STRs on affordable housing in South Hadley.

Carol Constant, 100 Morgan St:

- a. How will STRs affect peace, quiet, safety and stability of neighborhoods?
- b. Will they enhance property values?
- c. Believes STRs could provide supplemental income to resident operator but not as an investment.

Bobbi Salthouse, 20 The Knolls:

- a. Opined non-O/O will have negative impact potential on neighbors.
- b. Expect specific impacts related to noise, traffic, safety and neighborhood stability.
- c. Believes owners of non-O/O TSRs have no interest in a neighborhood and their motive is solely financial.
- d. Cited an article in 'Business Insider' detailing impacts of STRs on communities.

Carl Weber, 17 N Sycamore Knolls:

- a. Believes proposal needs more input discussion before consideration at Town Meeting.
- b. Noted there had not been complaints about STRs in past years.
- c. Questioned why there is a burden on STR not imposed on long term rentals.

- d. Believes STR is not a financially lucrative operation in South Hadley as in other locales, and STR attractiveness is limited to Fall leaf, college events like graduation and visits to South Hadley resident.

Rick Winfield, 1 Dickinson Farm Rd:

- a. Detailed negative experience with a former group home converted to 'AirBnB' and used for DJ parties.
- b. Cited noise, trash, public urination, parking and traffic issues in former STR operation (Non-O/O) requiring police action.
- c. Proposed prior notice to abutters as desirable license requirement change to proposal.
- d. Proposed a 14 rental limit.

Sheila Moos, 629 Granby Rd:

- a. Having operated both STR and LTR, feels STR is preferable.
- b. As owner, have engaged their neighbors in their plans.
- c. Cited Northampton's single step on-line registration process as a simple process for setting up their business.

Tunde Gyorgy, 14 Hadley St:

- a. Cited personal experience as 'BnB' operator.
- b. Stated property is not lucrative despite numerous rentals.
- c. Invests much more effort into maintenance and guest services for a STR than former operation as a LTR.
- d. Uses on-line rental platform as 'vetting' mechanism for guests.
- e. Acknowledged some risks presented by STRs to upset property values.

****** Some areas for possible further deliberation by the Planning Board: ******

1. What is the desirability of allowing O/O and non-O/Os, in addition to Bed and Breakfasts, in proposed Bylaws.
2. Are non-O/O STRs a benefit to the community?
3. What is the appropriate maximum number of O/Os to allow; or should the Town of South Hadley 'allow the market to decide'?
4. What is the exact process for gaining community approval of a STR?
5. What is the process for securing regulatory approval?
6. Clear explanation of the definition of 'resident' in the case of a O/O STR?
7. What fees are required to establish a STR? Is this a case for a new applicant fee?
8. Will regulatory fees cover the fees for inspection and permitting?
9. Should the town require notice of a proposed STR to abutters?
10. Should surcharges apply for municipal services like trash, water, sewer, etc
11. What steps does a neighbor pursue to remedy an issue with use of a STR?
12. Who maintains the registry of approved STRs?

13. Is it clear the permit is granted for a specific period which expires unless renewed by the STR owner.
14. What is the required log of information to be maintained by the STR operator.

193 Woodbridge Street
South Hadley, MA 01075
lsachsnyc@earthlink.net

February 3, 2023

Anne Capra
Director of Planning and Conservation
Town of South Hadley, MA 01075

Dear Ms. Capra:

I am writing to comment on the proposed Short Term Rental Zoning Bylaw and General Bylaw.

Please share this document with the Planning Commission.

I am not an attorney and apologize in advance if my comments do not incorporate knowledge of existing municipal and state laws or if I have misunderstood the draft Bylaws.

Please understand that I am writing from the perspective of a homeowner, living and enjoying a home on a peaceful, somewhat rural road. I also write, not just out of selfish concern, but on behalf of the huge silent majority of homeowners who will never be STR operators but may be forced to live next to a STR property.

I am very concerned that these proposed bylaws fall short when it comes to:

1. Protecting the quality of life within existing residential neighborhoods.
2. Protecting the values of neighboring properties
3. Protecting the rights of homeowners to the quiet and peaceful enjoyment of their homes and properties.

The 12/15/2022 Draft Bylaws Summary prominently states:

“The presence of STRs in communities can pose great benefits as well as challenges.”

This statement evinces an inappropriate bias and it seems to have no basis in facts. At least none are stated. What are the “**great benefits**” aside from enormous financial gain for a handful of STR operators?

Short Term Rentals have the potential to completely change the character of a neighborhood and to destroy the quality of life for contiguous property owners and others in the neighborhood who are not using their properties as STR businesses. What happens if a STR becomes like a noisy out-of-control fraternity house?

Because the Short Term Rental business is a business and has the potential to be quite lucrative for operators, it must be the operators who bear all costs associated with licensing, regulation, and enforcement. Otherwise, you are essentially asking the town, its taxpayers and an operator’s neighbors to subsidize their business. Failure to recoup all costs is a subsidy.

I respectfully request the following changes/additions be made to these draft Bylaws:

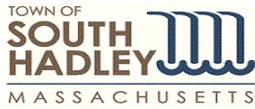
1. There must be a special license for the STR business, not just a general business license and that license fee should be large enough to recoup all administrative costs associated with issuing the license.
2. No individual should be allowed to operate more than one STR.
3. You must have a mechanism for establishing the duration of a violation. Since the draft General Bylaw only says that a Code Official will inspect within a “reasonable amount of time,” there is no current method for establishing the duration of a violation and thereby assessing an appropriate fine. The Bylaws should allow photographs and video to become accepted evidence of violations.
4. Fines for violations must be higher than \$100 per day, otherwise the fine is simply the cost of doing business.

5. Establish a Rental Registry so that the South Hadley Police Department and residents can track nuisance calls and all complaints and violations against an operator.
6. Establish a clear and easy path for neighbors to bring concerns, complaints and violations to the attention of appropriate officials.
7. Establish clear lines of responsibility when trash and snow removal “narratives” mentioned in the draft Zoning bylaw are not followed. For example, what happens if trash is put out the day after collection? Are the trash cans and recycling bins just going to sit there for days or two weeks? What if trash starts blowing around everywhere? Trash can make a neighborhood look and feel awful. Will neighbors be expected to clean this up? Or will they have to wait for the Code Official to appear within a “reasonable amount of time?”
8. Prohibit the killing of any trees or the paving of ground for the purposes of establishing increased parking for the STR operator’s business. Doing either – killing trees or covering the ground with pavement/ concrete violates the spirit if not the letter of South Hadley’s updated Master Plan, damages the environment, changes the character of a street, causes temperatures to increase in the immediate area, makes a street less lovely and potentially harms wildlife. Why should all these harms be permitted for the financial gain of a few individuals?

Thank you for hearing me out.

Yours truly,

Linda Sachs



Colleen Canning <ccanning@southhadleyma.gov>

Fwd: Short Term Rental Proposed bylaw

Colleen Canning <ccanning@southhadleyma.gov>
To: Colleen Canning <ccanning@southhadleyma.gov>

Mon, Feb 6, 2023 at 1:59 PM

From: **Kayla Taylor** <817ktaylor@gmail.com>
Date: Sun, Feb 5, 2023 at 3:40 PM
Subject: Short Term Rental Proposed bylaw
To: <acapra@southhadleyma.gov>

Hi Anne,

I am writing in response to the proposed by law regarding Short Term Rentals (STR). While I appreciate that the town is considering allowing STRs, I strongly disagree with the cap on total STRs and the reasoning for the cap regulation.

By not allowing STRs currently, the town is already essentially telling our out of town guests that we don't welcome them; that's why they have to stay in Holyoke, Chicopee, Easthampton, or Northampton. All of these towns listed, unsurprisingly, already have booming local economies with dining and shopping options that far outweigh ours, both in quality and choice. This fact is worth noting as not only are we not welcoming out of town guests, we're actually giving them reasons to not choose our town for anything outside of the reason they have to be in town in the first place.

Now, by choosing to allow STRs, but capping the amount of STRs, we're telling out of town guests; "sure you can stay here but you have to be wealthy enough to afford it." Once you cap something, you're battling with supply and demand; less supply, and a presumed decent demand during certain times of the year = increased rental price.

It's not a secret that our town isn't some hidden gem, vacation destination. Anyone who would seek out a short term rental here, is doing so with a purpose, and I am confident that has nothing to do with a bachelorette weekend or to host a neighborhood house party. Given this, I am stuck on the reason to regulate on the proposed by law being listed as "preserving residential neighborhoods and quality of life". To me that sounds like an excuse to cherry pick who you allow in what neighborhood and in my opinion quite elitist; given I'd bet no one is looking to rent a house on School Street; even if it was offered up on Air BnB. We already have noise ordinances, trash ordinances and can easily update parking ordinances if it were to honestly be to preserve residential neighborhoods.

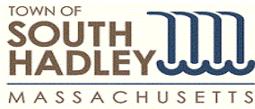
Do you truly expect 25+ owner occupied homes to suddenly pop up on Air BnB? And will they be highly concentrated in one neighborhood, that it will cause such chaos and need to be this controlled? I urge you to allow STRs and see how it comes to fruition prior to proceeding with a cap. Let's tell our out of town guests that we really DO! welcome them, all of them; not dependent on their wealth.

Thank you for your time.

Kayla Taylor
31 N Main Street

Sent from my iPhone

--



Colleen Canning <ccanning@southhadleyma.gov>

Fwd: In full support of South Hadley's proposed STR Bylaws

Colleen Canning <ccanning@southhadleyma.gov>
To: Colleen Canning <ccanning@southhadleyma.gov>

Mon, Feb 6, 2023 at 2:02 PM

----- Forwarded message -----

From: **Mariann Millard** <mariannmillard@yahoo.com>
Date: Mon, Feb 6, 2023 at 11:46 AM
Subject: In full support of South Hadley's proposed STR Bylaws
To: Anne Capra <acapra@southhadleyma.gov>

Dear Ms. Capra,

I'm writing this email to state my full support of South Hadley adopting its Proposed Short Term Rentals General Bylaw and Zoning Bylaw.

After a comprehensive review of the proposed bylaws, I believe that it makes sense for the town and its residents to be in favor of adopting the bylaws for the following reasons:

- It will help to eliminate the number of illegal STR that has taken place in town by allowing a set number of legal licenses to operate.
- It will help to lessen the time & expense burden of the Building Commissioner to continually ferret out the illegal licenses, based on the assumption that those previously operating illegally will willingly and cooperatively apply for a license, and abide by the bylaw rules.
- It will help recognize that South Hadley cannot remain in the 19th and 20th centuries, by holding on to a non-realistic and harmful view that current economic realities for residents don't exist in the 21st century. South Hadley already suffers from an unfortunate reputation of being non-business-user-friendly. By denying residents an opportunity to individually profit, and by extension, the town, from a well-regulated business of STR continues to promote this unfriendly business culture, to the detriment of all.

The proposed bylaws are well-crafted upfront to address and implement all needed guardrails against abuse, e.g. noise and land pollution, which includes license suspension. Town officials have a keen vested interest to make STR work well in town for everyone and I believe that their proposed bylaws achieve this goal.

It should also be noted that Airbnb, a company focused on short-term rentals, will put in place a new booking rule, which is designed to be of benefit to both its hosts and guests, and in the process, to the surrounding neighbors, etc.:

<https://www.cnbc.com/2023/02/03/airbnb-will-soon-push-all-vacationers-and-hosts-to-verify-identity.html>

A summary from the CNBC article can be found here:

Come Spring 2023, [Airbnb](#) will require all users booking reservations on its platform to verify their identity to book a reservation, further [expanding a program](#) that asks for credentials like a photo of

a valid government-issued ID or a legal name and address.

With the growing popularity of STR, it makes economic and community sense for South Hadley to support and adopt the proposed bylaws for the immediate protection and benefit of its residents and visitors.

Best,

Mariann Millard
South Hadley resident

Airbnb is making a simple, but big booking change bringing it closer to hotel check-in



Come Spring 2023, [Airbnb](#) will require all users booking reservations on its platform to verify their identity to book a reservation, further [expanding a program](#) that asks for credentials like a photo of a valid government-issued ID or a legal name and address.

Tara Bunch, global head of operations at Airbnb, said that while 80% of the rental platform's bookings already feature identity verification as something hosts can request, the company is taking this additional step.

"It's not so much that people that were booking listings were representing themselves as not being who they are," Bunch said. "When you take away the anonymity of not being identify verified, I think it opens up the perception that people could behave badly and not be held accountable, and by definition, tends to cause people to behave a little bit better because they know they will be held accountable for bad actions."

The move puts Airbnb more in line with traditional hotels, where front desk workers request to see some form of identification from a guest prior to check-in. Most other vacation rental platforms, like [Expedia Group's Vrbo](#), don't require identification verification but do allow guests or hosts on the platform to submit their information.

Airbnb has made efforts in the past to curb bad behavior. Amid the Covid-19 outbreak, the company placed a temporary [ban on house parties](#) citing health concerns. It made that ban permanent in June, as well as [banning party-house-type situations](#), where people would book large houses for a single night.

It also rolled out [several enhanced safety features](#) following a shooting that killed five people at one of its bookings in 2019.

Bunch said as the company looked to implement these features, it leaned on machine learning to help identify potential issues. In the case of stopping house parties, Airbnb looked at things like the age of the individual booker and how long they've been on the platform, as well as things like how far away they lived from a large home they were looking to book, or if there were multiple efforts to book the same property by people in close geographic regions. As a result, Airbnb was able to further reduce parties on the platform by 35% in Australia, where it tested some of these features.

While infrequent, Bunch said there have been examples of people purposely using false identities to [dupe other users or defraud them](#). Bunch noted that there have been instances of financial fraud schemes where unverified users have looked to use stolen credit cards via fake identities, or even looked to move money between fictional guest and host combos. "An innocent guest can get caught up in that, so we felt that taking that completely out of the system, preventing any sort of financial fraud or being able to take advantage of someone with say a fake identity was really important," she said.

In collecting this data, Airbnb utilizes a variety of third-party platforms, databases, and verification systems to confirm that someone is truly who are saying they are as well as doing other background checks, Bunch said, adding that there are also manual reviews when needed. That has put more emphasis on Airbnb's internal data security, and Bunch said all of these points of ID verification from the platform are closely monitored by the company's chief privacy officer and his team, as well as for compliance with local and national data privacy regulations.

"Guests and hosts come to Airbnb because we're a trusted brand and they're trusting us to keep their property safe and keep them safe, and to have a great experience in a beautiful location with a beautiful listing," she said. "At the end of the day, the way we're going to retain and attract guests and hosts and grow our platform is creating that level of trust within our community and being the place that people know they can come to book an experience or vacation and it is worry free."

Mariann Millard: Town residents should review short-term rental bylaw proposals



- South Hadley Town Hall

With regards to the scheduled Planning Board public hearing on short-term rentals for South Hadley on Feb. 6 at 7 p.m., I'd like to encourage South Hadley residents to thoroughly read and digest the draft proposed bylaws for short-term rentals (STR). The documents can be found online at www.southhadley.org/DocumentCenter/View/10194/Proposed-Short-Term-Rental-Bylaws-Summary. The language in the documents is quite clear about addressing “the benefits and challenges” of STR, especially resolving the challenges, which will continue to include STR non-compliance issues in the final bylaws adopted. Please do not be swayed by any public “fear-mongering” perception that the town will somehow become destroyed by allowing STR. This tactic is at best disingenuous with misinformation and the scary idea that STR use will be allowed to run amok throughout town without any compliance, enforcement and license-suspension guardrails.

Mariann Millard

South Hadley

public comment

Carol Constant <cpconstant@gmail.com>

Mon, Feb 6, 2023 at 7:18 PM

To: Colleen Canning <ccanning@southhadley.ma.gov>

Hi Colleen,

I am so sorry, I cannot seem to log in to the public hearing tonight.

My comment is that in the short term rental system, AirBNB etc, owners rate renters and renters rate wonders. This system is meant to keep everybody on their best behavior. If there is a bad owner or a bad renter it goes on their record for future rentals.

Thanks!!

--

Carol Constant
413-222-1761

Not everyone who grows old will have dementia, but there are people living in our communities who do. People living with dementia might be our neighbors or friends, in the grocery store, shops, restaurants, or sitting next to us in worship. A dementia friendly community is one that is informed, understanding, and supportive to those living with dementia and their caregivers.

2/6/23 Planning Board meeting

Harriet Finkel <hattie.finkel@gmail.com>

Tue, Feb 7, 2023 at 1:32 PM

To: Anne Capra <acapra@southhadleyma.gov>, ccanning@southhadleyma.gov

Good Afternoon.

I am quite frustrated as I had attended last night's Planning Board meeting vis Zoom and, though I had my hand up, was not chosen to speak. I truly feel Colleen was unable to see me- why I do not know. I am including the comments I intended to make last night in this communication as a result.

As a Town Meeting member, I have had many conversations with friends and neighbors regarding the article proposing Short Term Rental regulations in South Hadley. I find there is general support for owner occupied STRs. People I talked to felt that they are a good way for homeowners to generate extra income while providing a valuable service.

However, I found there is great opposition to non-owner occupied STRs. Residents are very concerned that living in proximity to such a facility could damage existing home values, neighborhood culture, and quality of life. I myself would never invest in a property near such an enterprise.

If the proposed article included a provision to allow non-owner occupied STRs, I would have to vote no on the article at the May Town Meeting.

Yours very truly, Hattie Finkel, 450 Amherst Road

*Please forward this communication to all Planning Board members as soon as possible and include these comments in last night's Planning Board minutes. Thank you

Thanks for trying out Immersive Reader. Share your feedback with us.  



25 cities and towns where it will become harder to own or manage a short-term vacation rental in 2023



Atlanta is one of the many cities that has gotten serious about cracking down on short-term rentals.

Steve Kelley / Getty Images

- The pandemic sparked a boom in short-term rentals, and AirDNA found listings hit a record high in 2022.
- Some residents and officials in hot cities say these rentals deplete housing stock or cause noise disturbances.
- These 25 locations across North America are looking to rein in Airbnbs and short-term rentals.

Thanks for signing up!

Access your favorite topics in a personalized feed while you're on the go.

Email address

By clicking 'Sign up', you agree to receive marketing emails from Insider as well as other partner offers and accept our [Terms of Service](#) and [Privacy Policy](#).

Airbnbs and other short-term rental platforms became a go-to for investors during the pandemic as high home prices and rising interest rates made it unaffordable for regular homebuyers to enter the

market.

Investors sought to maximize their returns by renting homes to growing numbers of vacationers, travel nurses, and remote workers. But as the calendar turns to 2023, [there is more competition than ever for short-term rentals](#) which will make it more difficult for investors who are looking to capitalize on the travel boom created by the pandemic.

But that hasn't stopped a number of vacation rental owners and property managers from cashing in — in both the US and Canada — which has left some of their neighbors frustrated.

For many, it's paying off. Airbnb reported the average US host's income grew to over \$13,800 in 2021 — an increase of 85% since 2019. By early 2022, there were a towering, industry-record 1.5 million listings available, according to the analytics site AirDNA.

Locals say the mounting presence of short-term rentals in their neighborhoods can lead to a variety of issues, from mundane annoyances (noisy parties) to substantial challenges (they make it more difficult for regular people to buy homes).

Cities and towns are caught in the middle, trying to balance these concerns with the revenue that vacationers bring in and the rights of property owners. From the beaches of California to the mountains of Vermont, communities are grappling with what the future of short-term rentals looks like.

Some local governments, like in Honolulu, have passed regulations like banning rental stays under 90 days, while others, like in Aspen, Colorado, have proposed new taxes on owners. Some cities have simply called timeout: Chattanooga, Tennessee, paused new applications for non-owner-occupied units as it considered short-term rentals' future there.

An Airbnb spokesperson said in an emailed statement that "short-term rentals have been part of the fabric of popular vacation destinations such as these for decades, and our goal is to work with communities on balanced rules that support local tourism economies, provide certainty and clarity for Hosts, and address community concerns." Airbnb also maintains a page on its site dubbed City Portal, which has resources for local governments.

Here are 25 locations in the US and Canada where residents and local politicians are fighting back against short-term rentals. They are presented in alphabetical order.

Are you trying to pass regulations to limit short-term rentals? Are you a short-term rental owner who wants to talk about your experience with regulations? Email reporter Dan Latu at dlatu@insider.com.

Alamosa, Colorado



The Great Sand Dune National Park and the nearby Sangre de Cristo mountains draw visitors to southern Colorado every year.

Dan Ballard/Getty Images

A four-hour drive south of Denver, Alamosa (population 10,000) is known for its proximity to Great Sand Dunes National Park, where visitors flock to see the tallest dunes in North America.

As of November, Alamosa had 24 short-term rentals registered with the city — and many more unregistered ones, [the Alamosa Citizen](#) reported.

In April, [the Alamosa City Council unanimously passed an ordinance and two resolutions](#) that were seen as a compromise between the interests of short-term-rental owners and frustrated residents.

Under the new regulations, short-term rentals that are available for less than 30 days can only be in certain types of dwellings, including single-family homes or one unit in a multifamily property. Renting units in multifamily buildings with more than four units is no longer allowed.

Short-term-rental owners will also have to obtain a license for an initial cost of \$750 and a yearly renewal fee of \$300. There is now a 5% cap on the number of short-term-rental licenses that will be issued per zone, or city neighborhood.

When a new short-term-rental license is issued, neighbors must be notified.

The Alamosa Citizen [reported](#) that area employers were struggling to recruit workers given "a tight and increasingly expensive housing market."

"It is important to bring resolution to this item so business owners can predict what will be expected of them, neighborhoods will have some protections from nuisances, there is reasonable preservation of housing units for residents," Heather Brooks, the Alamosa city manager, [told the Valley Courier](#).

Aspen, Colorado

Aspen, Colorado

[VisionsofAmerica/Joe Sohm](#)

Aspen voters approved a ballot measure in November that imposes a pair of new taxes on short-term and vacation rental properties. Ballot Issue 2A imposes a 5% tax on nightly room rates for short-term rentals with lodge-exempt permits and a 10% tax on investment properties.

The measures were approved by the local city council just days after Steamboat Springs, another popular Colorado resort town about three hours north of Aspen, passed a similar ordinance imposing

new taxes on vacation rentals.

Aspen City Council member Rachel Richards told [the Post Independent](#) in November that the vote is a "re-affirmation that Aspen is a community, wants to be a community, and supports the community."

There are 979 STRs in Aspen and they charge an average daily rate of \$749, according to [AirDNA](#). Aspen is also the most expensive city in Colorado to live in with an average home price of more than \$3 million, according to [Zillow](#).

Opponents of the measure have argued that it will depress tourism in one of Colorado's best-known resort locations. In the summer of 2020, Aspen hospitality businesses saw their average daily rates increase by 29% year-over-year while their revenue per available room increased by nearly 99%, [according to data from the Aspen Chamber of Commerce](#).

Atlanta, Georgia

Homes in Atlanta's popular Midtown neighborhood.

novikat/Getty Images

In March 2021, Atlanta passed an ordinance to regulate short-term rentals.

It requires hosts to pay a \$150 annual fee for a permit — and provide a copy of the property's deed and a utility bill — to operate a rental property. The rentals are taxed at 8%, the same as hotels in Atlanta. A violation of the ordinance carries a \$300 fine.

"I'm trying to stop the city from becoming a de facto hotel city," a city councilman, Antonio Lewis, [told The Atlanta Journal-Constitution](#).

The bill was approved by a [13-2 council vote](#) to crack down on party houses by making the owner of the unit responsible for violations.

The law was scheduled to go into effect in April, allowing hosts to apply for permits the month prior.

However, according to an analysis of city-permitting data by The Atlanta Journal-Constitution, roughly 10% of the city's 7,100 listings applied for permits two months after the application process opened. Less than 3% received permits.

The enforcement date has since been extended to September 6, [according to the local NBC affiliate 11 Alive](#).

For now, all enforcement of the new rules will be complaint-driven and fall under the jurisdiction of the Atlanta police.

Burlington, Vermont

Church Street in Burlington, Vermont, is the downtown hub of the state's most populous city.

DenisTangneyJr/Getty Images

Vermont's most populous city attracts more than just autumnal leaf-peepers, welcoming visitors year-round for its breweries, nature excursions, and cultural attractions.

For the past year, the city government was locked in a debate over the growth of short-term rentals. There are now between 200 to 250 short-term rentals in the 40,000-person city, [according to the VTDigger](#), and the major concern for officials is whether short-term rentals take away housing stock from Burlington residents.

In February, [the City Council passed an ordinance](#) requiring short-term-rental owners to also live in the house as their primary residence. But the [mayor vetoed the measure in March](#), saying it was too restrictive.

In April, the City Council, with new members sworn in, [voted to consider a new set of rules](#) and passed a brand-new ordinance in June, [according to the local outlet Seven Days](#).

Short-term-rental owners must now live on the property, though there are some exceptions. Hosts will also pay an annual fee of up to \$110 and a 9% tax on revenue from the rental, according to Seven Days.

Chattanooga, Tennessee

Riverboat cruises draw visitors to the Tennessee River in Chattanooga, where the city has paused all short-term-rental applications.

SeanPavonePhoto/Getty Images

The Chattanooga City Council [has paused all applications for short-term rental that are not owner-occupied](#). The freeze will last the rest of 2022.

The city, with a riverfront and historic battlegrounds that attract tourists, has been debating the merits of its profitable rental industry. A local station, Channel 9 News, reported [that Airbnb rentals brought in tax revenue of \\$3.5 million for the county in 2021](#).

But some residents are concerned about the ability of outside investors to reap rewards at the expense of Chattanooga locals.

"I'm not in favor of having investors that come in out of state, out of country even, and buy 10 to 15 pieces of property. They're not invested in the community. They're not invested in Chattanooga," Donna Morgan, a local resident, told Channel 9.

There are 1,120 active short-term rentals, according to analytics site AirDNA.

Coeur d'Alene, Idaho

Coeur d'Alene, Idaho is a resort town that is a 40-minute drive east of Spokane, Washington.

Alan Nick

City leaders in Coeur d'Alene, a resort town along the north edge of Idaho's Harrison Slough, are working to limit the number of short term rentals in their town.

The city first passed laws concerning short term rentals in 2017, but is considering adding a slew of restrictions as the number of vacation rentals continues to grow. Coeur d'Alene's General Services/Public Works Committee could amend the law to require off-street parking, increase fees for violating the ordinance, and limit the number of permits issued annually.

"We can't have a thousand people rushing to get a permit when we might not allow that many," [Councilwoman Christie Wood told KREM 2 in September.](#)

According to AirDNA, there are about 790 active vacation rentals in Coeur d'Alene that charge an average daily rate of around \$260. However, a large chunk of the rentals may be illegal as city officials [told local news station KREM in November](#) that only 453 vacation rental properties have been authorized.

The debate over vacation rentals in Coeur d'Alene comes at a time when the local housing market is shifting in favor of buyers. The average home value is down more than 6% to just under \$500,000 as of November while the number of homes sold has dropped by more than 35% year-over-year, according to Redfin.

Dallas, Texas

Dallas is one of the fastest growing cities in the nation.

Danny Lehman/ Getty Images

Local leaders on the Dallas City Plan Commission [voted 9-4 on December 8](#) to recommend defining short-term rental properties as "lodging" under the city's zoning code. The move could effectively prevent the properties from existing in Dallas' single-family residential neighborhoods.

The Dallas City Council still needs to approve the recommendation before any enforcement actions can take place. The body could vote on the recommendation as early as January 11, 2023.

Commissioner Claire Stanard, one of the commission members who voted in favor of the proposal, [told the Dallas Morning News](#) that the proposal could help improve public safety. The commission heard several complaints from local residents about "party houses" with loud music and lots of cars during their debate.

"If my granddaughter is living next to a short-term rental or between them, is that really what my son-in-law bought a house to have as his next-door neighbor," Standard said.

According to data from [AirDNA](#), there are more than 5,400 short-term rentals in Dallas. The properties charge an average daily rate of \$165 and they have a 60% occupancy rate.

Other commissioners weren't as convinced that adding new regulations would help solve the problems that city residents are complaining about.

"I don't have any faith that regulation is the sole solution to this problem," Commissioner Melissa Kingston told the Dallas Morning News.

Other cities in Texas like Fort Worth and Arlington have already restricted vacation rental properties from their residential neighborhoods.

Dauphin Island, Alabama

Dauphin Island, Alabama sits on the Gulf Coast near the Louisiana border.

Barry Winiker

Another vacation destination that has imposed limitations on short term rental properties is Dauphin Island, Alabama, a small island off of the gulf coast in Pelican Bay.

In August, Dauphin Island's Planning Commission finalized several STR restrictions in a rewrite of the town's zoning code. The restrictions include limiting where short term rental properties can be located on the island, restricting the number of vehicles that can be parked at a rental property, and imposing a \$75 annual fee for rental property owners.

The new limitations have put residents at odds with one another, [according to a report by AL.com](#). Some claim the properties are improving the island by attracting tourists. Those who want to limit the number of short term rentals say the regulations are striking a balance between business interests and the local community.

"One group will say they are renting out (their house) and the next thing you know is you have eight cars parked all over the yards," Dauphin Island City Councilman Earle Connell, who is also the local liaison for the planning commission, told AL.com in August. "To them, it's a vacation. I understand that. But these people who do that don't understand we have a community and neighborhood that is protected."

There are 574 vacation rental homes in Dauphin Island, and they have a 68% occupancy rate, according to [AirDNA](#).

Dillon, Colorado

Dillon, Colorado is a ski town near Breckenridge.

Brad McGinley

Dillon, Colorado's city council is considering how to move forward with the town's new short-term rental regulations after voters approved a slate of measures aimed at curtailing the properties in November.

Currently, city council members are debating a new ordinance to increase the annual fee charged to short-term rentals from \$50 to \$250 and include new application questions about how the rental unit will be used, [according to a report by Summit Daily](#).

The ordinance comes after voters approved a pair of ballot questions that levy a 5% excise tax on short-term rentals and increased the city's lodging tax from 2% to 6%.

The city – which has just over 1,000 full-time residents – is located in Summit County, home to some of Colorado's favorite ski attractions such as the Breckenridge ski resort, Copper Mountain, and Grays Peak.

Overall, the city estimates that the new taxes could return approximately \$3 million in annual tax revenue. Dillon can collect up to \$4.5 million of this specific tax before triggering a tax refund under state law, [town finance director Carri McDonnell](#) told [Steamboat Pilot & Today](#).

Voters approved the new taxes at a time when Dillon's housing market is soaring. Dillon's median home price has increased more than 30% over the last 12 months to \$915,000, according to [Redfin](#).

Frisco, Colorado

Frisco, Colorado is another ski town near Breckenridge.

Bloomberg Creative

Frisco, Colorado – a small town in central Colorado – capped the number of short term rental properties within its jurisdiction at 900, or 25% of the local housing stock, back in October.

The new regulations also require short term rental landlords to live at their property for at least 10 months out of the year but passed on the opportunity to create a new license for short-term rentals versus traditional rental properties, [according to the Summit Daily](#).

The ordinance could also have a significant impact on tourism in Frisco, which is seen by locals as a cheap midway point between popular resort destinations like Breckenridge and Copper Mountain. Frisco currently levies a 5% excise tax on short term rentals and a 2% lodging tax.

"There are a lot of people very unhappy — as one person had mentioned — with having the short-term rentals next to them because some people might be very careful to who they rent to and how they monitor it, but others are not," [city councilmember Lisa Holenko told Summit Daily](#).

There are currently more than 1,700 STRs in Frisco, according to [AirDNA](#). These properties charge an average daily rate of \$299 and have an average occupancy rate of about 50%.

Lexington, Kentucky

Lexington, Kentucky is home to the world-famous Kentucky Derby horse race.

iStock/Getty Images Plus

Popular tourist towns like Lexington, Kentucky — which is home to the annual Kentucky Derby — are starting to crack down on vacation rentals at a time when their housing markets are growing more competitive by the day.

Lexington's Special Planning and Public Safety Committee is considering requiring Airbnb and Vrbo landlords in the area to acquire a special business license and imposing an additional transient tax on the properties, [according to a report by WKYT](#).

Business owners like Heath Green, co-owner of the Kentucky Life Property Management Group, told the committee that the additional measures could decrease tourism, which is Kentucky's economic bread and butter.

But the measure also comes at a time when real estate values in Lexington are outpacing the national average in terms of home price appreciation. Data from Redfin shows that Lexington's [median home](#)

price has increased 14.4% over the last year up to nearly \$298,000 as of November 2022. That's compared to the national average increase of just 2.6%, [according to Redfin](#).

There are more than 1,200 active vacation rentals in Lexington that charge an average daily rate of \$171 and have an occupancy rate of more than 50%, [according to data from AirDNA](#).

Marco Island, Florida

Marco Island is a barrier island near Naples, Florida.

Marc Frei

Voters in Marco Island, Florida approved an [ordinance](#) on August 23 that created a registration program for short term rental properties and imposed several new restrictions. After months of debate, it was narrowly approved by the local city council in December.

To register a property, short term rental owners must hold a liability insurance policy of at least \$1 million, provide city officials with a phone number that is answered 24-hours per day, and pay a \$50 registration fee.

The ordinance was submitted by a group called Take Back Marco, a nonpartisan political action committee. Ed Issler, who leads Take Back Marco, [told WINK](#) that additional regulations are necessary because short term rental properties have "gotten out of control" on Marco Island. According to data from AirDNA, there are more than 2,400 short term rental properties, which charge an average daily rate of \$329.

Vacation rental property owners have filed a lawsuit to prevent the ordinance from going into effect. David Di Pietro, an attorney representing the property owners, told Gulfshore Business in August that the ordinance is overly restrictive.

"Once this ordinance passes, until you receive the certificate from the city, which means you have to have an inspection from the fire department and the city, you can't rent until that's done," Di Pietro said. "There are over 2,000 rentals and there's nobody doing that job right now. So, we think that it's going to be a ban for an indefinite amount of time."

Montréal

The nighttime skyline of downtown Montréal.

Nicolas McComber/Getty Images

It's not just Americans who oppose the barrage of short-term rentals.

Activists in Montréal, the largest city in Canada's Quebec province, are trying to curb the wave of listings in order to preserve housing for residents.

"In recent years, we have lost thousands of apartments in Montréal to short-term rentals," Cédric Dussault, the spokesperson for the Coalition of Housing Committees and Tenants Associations of Quebec, [told CBC in a May interview](#).

Some restrictions are in place. Currently, in order to rent out a unit, the owner must obtain an establishment number and, in some cases, a classification certificate from Quebec's tourism body. Since May 2020, it is required that operators put the establishment number on any advertisement or posting to rent space. The maximum stay is also capped at 31 days.

Montréal, however, has had a tough time enforcing these regulations.

CBC cited data from independent watchdog group [Inside Airbnb](#) stating that 11,639 Montréal Airbnbs are unlicensed. That's about 95% of them, it estimated.

"The simple story is that the province put a very good set of rules in place, but has not put in any effort to make sure that anybody follows those rules," David Wachsmuth, the Canada Research Chair in Urban Governance at McGill University, told CBC.

New York City, New York

There may be upwards of 10,000 short-term rentals operating illegally in New York City.

Alexander Spatari/Getty Images

Mayor Eric Adams has moved to require Airbnb and Vrbo hosts to register their properties with the city, provide proof that the hosts live in the units with their guests, and show that the property meets local zoning and safety guidelines. The proposal will go into effect in January and hosts who fail to comply could face between \$1,000 and \$5,000 in penalties.

A [report by NPR](#) suggests the policy could remove as many as 10,000 short-term rentals that are operating in the city illegally.

"Currently as is, this is an entirely unregulated market and the consequences have been disastrous for New Yorkers," New York State Assembly Member Zohran Mamdani [said during a hearing about the proposal in early December](#).

Data from AirDNA shows that there are more than 24,500 active short-term rentals in New York that charge an average daily rate of \$234 and are about 75% occupied.

Oahu, Hawaii

The famous Waikiki Beach on the island of Oahu, which brings in nearly half of Hawaii's annual visitors.

M Swiet Productions/Getty Images

In April, Honolulu's mayor, Rick Blangiardi, signed a new law requiring a minimum stay of 90 days for short-term rentals in residential areas on the island of Oahu, in an attempt to curb the sprawl of vacation rentals in the city. [Hawaii News Now reported](#) that the city estimates there are between 10,000 to 14,000 short-term rentals in Oahu.

["This is a historic moment," Blangiardi said at a press conference for the bill](#), which passed the City Council by a vote of 8-1.

The new law applies to the non-resort neighborhoods of Hawaii's most popular island, Oahu, which is home to iconic attractions like Waikiki Beach and Pearl Harbor. Before the pandemic, [the Hawaii Tourism Authority recorded over 6 million visitors to Oahu](#) in 2019, which represented nearly half of all tourism spending for the state.

But local residents complain of tourists overrunning residential neighborhoods, taking away housing opportunities, and causing disturbances.

"Any economic benefits of opening up our residential areas to tourism are far outweighed by the negative impacts on our neighborhoods and local residents," Oahu resident Thomas Cestare said at a City Council hearing, according to [Hawaii News Now](#).

A group of short-term-rental owners [sued the city](#) in June, seeking an exemption for 30- to 90-day rentals that existed pre-ordinance, according to Courthouse News Service. In the suit, the Hawaii Legal Short-Term Rental Alliance said thousands of owners previously operating legally would be "irreparably harmed" by the new 90-day minimum.

In September, the alliance asked for an injunction ahead of the ordinance's planned effective date, October 23, [according to Courthouse News Service](#). The presiding judge deferred the decision, but Courthouse reported the parties asked to meet with the judge before the deadline.

Palm Springs is known for its many golf courses and beautiful weather during the winter months.

Robin Smith/Getty Images

Palo Alto, California

Palo Alto is the home of major tech companies HP, VMware, SAP Labs, and others.

[Shutterstock](#)

One of California's wealthiest cities is planning to limit the number of short-term rental properties in its jurisdiction as it struggles to add new housing units.

Palo Alto's city council voted 5-2 on December 12 to explore creating new regulations on vacation rentals. The council is exploring regulations that range from requiring the properties to be owner-occupied to banning rentals of fewer than 30 days, [Palo Alto Online reported](#).

Data from AirDNA shows that there are 610 short-term rentals in Palo Alto, which attract an average daily rate of \$277 and have a 77% occupancy rate. For comparison, [Zillow's website](#) shows there are just 179 available rental listings in Palo Alto.

"We have more units available through Airbnb through short-term rentals than we do as far as just available rental units in the city," Palo Alto councilmember Greer Stone [told Palo Alto Online](#). "That's a concern. Presumably, every short-term rental unit on the market is potentially a housing unit that someone can be in long-term or permanently."

Other council members noted that limiting short-term rentals in the area could greatly restrict the ability of families who come to town to visit relatives who are being treated at nearby Stanford Hospital.

"If we remove this option, we're really going to be limiting the people who live here and the people who have a pretty legitimate need to come here," said councilwoman Alison Cormack.

Park Township, Michigan

The shoreline of Lake Michigan.

iStock/Getty Images Plus

Starting October 1, 2023, local officials in Park Township, Michigan — which is located about 30 miles due west of Grand Rapids — will start enforcing a town rule that prohibits short-term rental properties in residential neighborhoods.

The ordinance has been on the books since 1974, the town's board of trustees noted as they voted unanimously on the plan during their November meeting. The ordinance still allows short-term rentals in commercial zones just like hotels and motels.

[During the meeting](#), the trustees offered a range of reasons why they support the ordinance, from keeping the peace to preserving the character of the resort town's residential neighborhoods.

Data from AirDNA shows that there are 141 active vacation rental properties in Park Township compared to the 119 homes listed for sale and the 22 homes for rent that are [listed on Zillow](#).

Portland, Maine

Sunset over Portland, Maine.

Mark Bibikow

State legislators in Portland, Maine are considering adding new restrictions on short-term rental properties like Airbnb and Vrbo after voters defeated a ballot initiative that sought to restrict how the properties can operate.

[The initiative](#) was submitted by the [local chapter of the Democratic Socialists of America](#), a political organization, and approved by the local city council over the summer. It seeks to prohibit corporate owners of rental properties from owning short term rentals, prohibits evictions for the purpose of converting a property to a short term rental, and increases penalties for properties that don't comply with the law. Voters defeated the initiative by a 55% to 45% margin.

Business owners and some employees formed a political action group called "Enough is Enough" to oppose the initiative, claiming that the Democratic Socialists are manipulating the city's citizen initiated referendum process.

"My biggest issue is, trying to govern the city through referendum I think is a bad idea," said Nick Mavodone, a former city council member and the chairman of the Enough is Enough campaign. "One thing I know is there are a lot of unintended consequences with everything that comes before an elected body, no matter how simple it seems."

Now, lawmakers on the Joint Select Committee on Housing are poised to consider new regulations for short-term rentals when the legislature reconvenes in January 2023, [according to the Portland Press Herald](#).

According to [data from AirDNA](#), there are 766 short term rental properties in Portland and they have an occupancy rate of 74%. These properties are also charging an average daily rate of nearly \$280, which is less than other popular destinations in Maine such as Bar Harbor.

Red Hook, New York

The Kingston–Rhinecliff Bridge in New York's Hudson Valley.

OlegAlbinsky/Getty Images

Red Hook, a small town about two hours north of New York City in the bucolic Hudson Valley region, unanimously passed short-term-rental regulations at the end of 2021.

The new local laws limit the number of days a property can be rented out, establish rules for what type of renting is allowed, and require permits for hosting.

In districts that are heavily residential, only one-bedroom rentals are permitted and are limited to 120 days per year. In less densely residential areas, units with multiple bedrooms are allowed to be rented. They are not capped by a day limit.

No matter its size, the rule says, the home must be the primary residence of the host.

To give a sense of the number of short-term rentals in the broader area, a [search](#) for available Airbnbs for a weekend in June in and around Red Hook, NY, led to more than 300 listings.

Some Red Hook residents have voiced concerns about their town becoming [overrun by weekenders](#) and as a site for party houses.

"With nearly four years of committee and community discussion, input and changes, we hope we've been able to strike a balance between encouraging short-term rentals and protecting residential neighborhoods from conversion," Robert McKeon, the Red Hook town supervisor, [told the Poughkeepsie Journal](#).

Santa Rosa, California

Santa Rosa, California is a town 55 miles north of San Francisco.

Matt Dutcher

The Santa Rosa City Council voted on August 10 to limit the number of STRs in its jurisdiction to 198.

There are currently 581 short term rental properties in Santa Rosa, [according to AirDNA](#), which means that nearly two-thirds of property owners won't be able to continue renting their homes. The new limitations have also pitted neighbor against neighbor in the town that sits 55 miles north of San Francisco.

"My problem is I moved into a residential neighborhood and now I live next to a hotel," resident Bernadette Burrell told the city council in August when they voted on the new cap.

The new cap on short term rentals comes as cities across California move to place restrictions on these properties. Other cities include Lake Tahoe in California's popular wine country, Temecula, and Riverside.

Property owners say the new cap is just another example of city officials "harassing" them and trying to "solve a problem that doesn't exist," [according to a report by CBS News](#).

Rental owners like Gary Lentz told CBS that they try to work collaboratively with neighbors who complain about noise and other issues with their properties. Still, Lentz feels the scrutiny against his business is unjustifiable.

"It's almost unenforceable what these people are trying to do," Lentz said.

Sarasota, Florida

Sarasota, Florida is on the Gulf of Mexico.

krblokhin/Getty Images

The beachy city of Sarasota has become a hotbed for short-term-rental stays — especially in the early spring months.

With 4,923 active listings, [AirDNA](#) listed Sarasota as the No. 3 destination in the country for spring travel in 2022, based nights booked for March and April, behind Orlando and Phoenix. That's notable, considering Sarasota's population of 54,842 is a fraction of Orlando's 307,573 residents and Phoenix's 1,608,139 residents.

The city passed vacation-rental regulations in May 2021. Sarasota now requires a seven-day minimum for stays, and a 10-person maximum for single-family-home stays.

Some residents — like Caitlyn Marriott, who lives in nearby Venice — believe that isn't enough and are advocating for further regulations.

"The county and some small towns tried to initiate some local ordinances to try to put a curb on the effects that it would have on neighbors, but not so much the community as a whole," Marriott said.

Starting June 1, 2022, hosts are required to have a certificate of registration, which costs \$250, from the city in order to rent out property for less than 30 days. Registration is not required for owner-occupied vacation rentals, condos, and rentals that exceed 30 days, according to the city.

Steamboat Springs, Colorado

Mountains rise behind a street in Steamboat Springs, Colorado.

Shutterstock/Rachele A. Morlan

Steamboat Springs, an idyllic ski town in northwest Colorado, passed an ordinance in June that created a 9% tax on short-term rental properties to fund affordable housing developments.

The law was passed as [wealthy out-of-towners continue to make up a majority of buyers](#) in Colorado's resort towns. In 2020, nearly two-thirds of homebuyers in Routt County — where Steamboat Springs is located — hailed from other counties and took home an average salary of approximately \$150,000, according to a [survey](#) by the Colorado Association of Ski Towns.

For comparison, more than 60% of Routt County's workforce earns less than \$150,000 per year, the survey found. Meanwhile, the average home sales price in the county has jumped to nearly \$2 million, a 33.7% increase since June 2021, according to [data from the Colorado Association of Realtors \(CAR\)](#).

"There is not a day goes by that I don't hear from someone ... that they have to move" because they can't afford rent, Heather Sloop, Steamboat Springs' city council president, [told KUNC](#), an NPR affiliate station in northern Colorado. "It's crushing our community."

An [economic impact study](#) commissioned by Airbnb in May shows that there are more than 6,800 short-term rentals listed in Routt County compared to the county's total housing inventory of 16,800 units.

Short-term rental and second-property owners pushed back against the ordinance, saying it could effectively tax them out of the town.

"New people became involved with the politics and the ski resorts and everything, and their goal was to make it a winter and summer destination," Sara Gambino, a local real estate broker, told [Steamboat Pilot & Today](#). "So, they're kind of going back on all the work that went into making the county the destination that it is."

Tybee Island, Georgia

Tybee Island is barrier island in the Atlantic Ocean about a 30-minute drive from downtown Savannah, Georgia.

Jeff Foster/500px/Getty Images

Tybee Island, Georgia, which sits about 20 miles southeast of Savannah along the South Carolina border, passed an ordinance in October that prohibits vacation and short-term rental properties from its residential neighborhoods.

The move comes about 16 months after the local city council initially instituted a moratorium on short term rental properties like Airbnb and Vrbo in August 2021, citing numerous complaints from local residents.

"I've seen my neighborhood change from all permanent residents to over half vacation rentals now," Anna Butler, a Tybee resident since 1994, [told Savannah Now in August](#). "I support the extension of the moratorium so that the new ordinance can be worked out in a fair and equitable manner."

However, not everyone agrees with the ordinance. Tybee Alliance, a local coalition of business leaders, is suing Tybee Island to overturn the ordinance.

"We believe that the city disregarded their own city charter and state law in passing the ordinance by ignoring the basic rules by which a city government is required to provide written notice and written text of a law before they pass it so that the public can review, comment and provide feedback to their elected leaders," Dusty Church, a member of Tybee Alliance, [told local news station WTOC in December](#).

According to [data from AirDNA](#), there are about 1,500 active short-term rentals on the island today. That's compared to the island's total population of about 3,000 full-time residents, according to census data.

Weehawken, New Jersey

Across the river from New York City, short-term stays have been banned altogether in Weehawken, NJ.

TC Franco/Getty Images

Weehawken, New Jersey, sitting on the Hudson River waterfront directly across from Manhattan, banned all short-term rentals in the 15,000-person town at the very end of 2022.

The new law went into effect immediately, impacting stays that ranged from \$80 to \$400 per night on the Airbnb site.

Mayor Richard Turner told the Hudson Reporter that town officials will "examine all the ordinances" other New Jersey communities passed and could one day bring back short-term rentals with stricter regulations. But for now, he believes a ban was necessary.

"Right now we're going to ban them because it really is starting to get out of control," [Turner told the Reporter](#).

Affordable housing was a top motivation, the mayor explained. "We are losing affordable apartments to Airbnb and we decided to take some action because we have several buildings that are getting carried away with it," he told the Hudson Reporter.

Penalties for owners breaking the ban start with \$1,000 for the first infraction and jump to \$2,000 and the possibility of jail time for a third infraction.

**SOUTH HADLEY PLANNING BOARD
LIST OF CORRESPONDENCES
MARCH 20, 2023 REGULAR MEETING**

Letters & Memos

- February 7 email (attached) from Martha Terry, Brainard Street, regarding mobile homes.

Legal Notices

Amherst

-

Chicopee

- Notice received from the Chicopee Planning Board for hearing on April 6 to consider the following: 1) Site Plan Waiver to increase an outdoor storage yard at 301 Griffith Road; and 2) Zone Change from Garden Industrial Unit Development to Industrial at Burnett Rd.

Granby

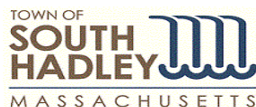
- Notice of Special Permit approval from the Granby Planning Board for a pet care/pet related business at 220 West State Street.

Hadley

-

Holyoke

-



Colleen Canning <ccanning@southhadleyma.gov>

Fwd: for the planning board

Colleen Canning <ccanning@southhadleyma.gov>
To: Colleen Canning <ccanning@southhadleyma.gov>

Fri, Mar 17, 2023 at 4:33 PM

----- Forwarded message -----

From: **Martha Terry** <marthatterry25@gmail.com>
Date: Tue, Mar 14, 2023 at 8:33 PM
Subject: for the planning board
To: Anne Capra <acapra@southhadleyma.gov>

Hi Anne

I was sent this, and I would like you to forward this to the planning board. It gives a good definition of and a photo of a mobile home, and mobile homes right now are included in the Accessory Dwelling Unit proposed by law.

Thank you.

mterry

A **mobile home** (also known as a **house trailer**, **park home**, **trailer**, or **trailer home**) is a **prefabricated** structure, built in a factory on a permanently attached chassis before being transported to site (either by being towed or on a trailer). Used as permanent **homes**, or for holiday or temporary accommodation, they are often left permanently or semi-permanently in one place, but can be moved, and may be required to move from time to time for legal reasons.

Mobile **homes** share the same historic origins as **travel trailers**, but today the two are very different, with travel trailers being used primarily as temporary or vacation homes. Behind the cosmetic work fitted at installation to hide the base, mobile homes have strong trailer frames, axles, wheels, and tow-hitches.

