

CITY OF LACONIA PLANNING BOARD  
6:30 PM City Hall - Armand A. Bolduc Council Chamber  
*Draft Minutes*

7/17/2019 - Minutes

1. CALL TO ORDER

Members present: Councilor David Bownes, Charlie St. Clair, Claudia Marshessault, Brett Beliveau, Planning Director Dean Trefethen, Rob Mora

absent: Edwin Bones

2. NEW BUSINESS

D. Trefethen explained that short term lodging has been going on for a long time. For the most part it does not pose a problem. Two things that have changed is that it has spread to non-resort areas. C. St. Clair added that one huge change is that people are buying houses, not to live, but to rent, as a business. D. Trefethen said the other change is the method, the platforms make it easier. and harder to track. Also there is minimal personal interaction with the transaction. C. Marshessault disagreed. She travels a lot and feels it's about half and half. She explained how the system works for renters.

The first home that was brought to the attention of Staff, was Old North Main where the neighbors had issues. They were packing in too many people and complaints about noise, trash and trespassing. Franklin Street was another. It was advertised as a party house. Most of the houses in that area are residence owned. The ones along the water are mostly not. Opechee Street was another. That case is still pending in Superior Court. There have been a few other applications, but not because of complaints. When a search is done of Airbnb, the range is around 200 listings in Laconia. If there are only heard about four or five from a complaint standpoint, that could lead one to believe there isn't much of a problem.

There are two basic issues trying to be addressed: trying to protect the neighborhoods as best we can without saying no, but yes, with restrictions. Trying to be as reasonable as possible on the restrictions. Safety is the second goal. C. Marshessault noted that there are apartment buildings being rented out without being inspected for safety and asked why they aren't under the same rules. D. Trefethen said they are at times and agreed with her. He looks at it as what you would expect with hotels and motels and bed and breakfasts, which are inspected annually and safer. D. Bownes said one issue in the City is enforcement. Council has allocated some money for a full time Code enforcement inspector. C. Marshessault asked why we are adding more to the pile before fixing what is already here. D. Trefethen said the plan is to attack both situations. D. Bownes stated that this proposal will legalize what is going on now. B. Beliveau asked about licensing and agrees that there is less one on one interaction. C. Marshessault noted on AirBNB there is mention of City/Town rules to follow as well. She asked how enforcement will work. B. Beliveau mentioned that if a safety issues is noted to the city, it will be addressed. C. St. Clair asked if commercial and residential properties are taxed the same and D. Trefethen said they have the same rate. The assessment value is where the difference is. Commercial is generally assessed higher than residential properties. The state has a deal with one of the companies that they will be charged the meals and rooms tax.

The committee discussed changes to the language in the document and fees. C. Marshessault suggested a sliding scale. C. St. Clair is concerned about the people that just want to make money and don't care how the place is run in residential areas. D. Bownes thinks the ordinance should be adopted.

D. Bownes had to leave and gave his changes. *He left at 7:15 PM*

D. Trefethen noted that the four that were taken action against were not residents. Looking for accountability for those properties who aren't residents and that they need to have a local agent. C. St. Clair mentioned the continuity of the neighborhood is what some are concerned about. D. Trefethen said one

thing he would like to do, if enacted, is to send a postcard to inform all residents in the city. C. Marshessault suggested social media as well.

D. Trefethen went over the document. Parking will be looked at closely. On street parking will not be allowed. The Fire Dept and the Building Inspector would be the ones to inspect these units. There was discussion on trash removal. D. Trefethen noted that when the application is written we can add conditions. He then went over the process of when applications come in. Issue with the some rentals: reason to believe some of the "rentals" were family members. He is uncomfortable with the number of rentals because of this reason. There is no way to know who is a "rental" and not. It was decided to change 12 rentals to 18 rentals. C. St. Clair suggested something be put on the applications as to if they are residents or not. D. Trefethen will make the updates and check on legal issues, then send it out electronically. If the document is good to go it could be presented at the next meeting.

C. St. Clair is for this proposal in commercial areas, but not in residential, especially when used strictly as a business.

### 3. ADJOURNMENT