

Dean Bloch, Town Administrator  
Joe Rheaume, Zoning Administrator  
Town of Charlotte  
159 Ferry Road  
P.O. Box 119  
Charlotte, VT 05445

June 15, 2017

Re: Short Term Rentals 6.15.2017 Planning Commission Meeting

Dear Dean and Joe, as well as the entire Planning Commission,

We received a copy of Michael W. Wool's letter dated 6.9.2017, however we will be unable to attend tonight's meeting due to prior commitments. We would however like to add to Mr. Wool's concerns, in hope that you will be able to use all the information to make a sound decision and take appropriate actions.

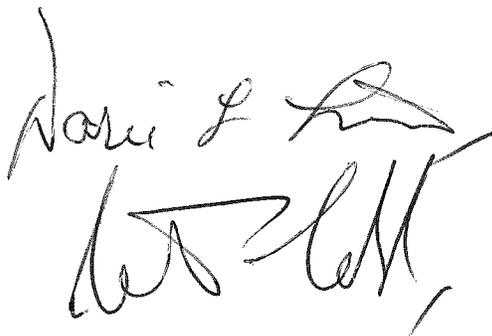
Mr. Wool makes some strong arguments surrounding valuations, intent and application of the zoning regulations, enforcement of taxation, et Al. We are in agreement that these elements should be clarified sooner than later, as we are currently in period where people are relying on forgiveness rather than permission. Delaying could have some long term damaging effects in terms of setting precedent, devaluation, and other consequences that Mr. Wool notes, relative to traffic, taxes, personal property of neighbors being disturbed, and absentee landlords: rendering accountability a protracted and expensive process.

We personally have dealt with the exact example Mr. Wool cites in his letter concerning the use of our driveway for as a public turn around. Many vendors, associated with projects and major construction at our neighbors, utilize(d) our driveway as their primary turn around location. Heavy equipment, trailers, mud, rocks, dents to the pavement, blocked driveway, damaged lawn, oil, trash, etc. plague us, with no tools at our disposal for accountability. Our driveway is/was seen as a public right of way, the costs to maintain and repair the damage to be borne by the land owner. Thus, Mr. Wool's example is but one case of disruption brought about by changing a neighborhood from residential neighborhood to a mix mode neighborhood, where a portion of the people have a long-term perspective and respect, and a portion of the people have a short-term perspective: "It's not my problem, I'm a renter."

We concur with Mr. Wool's perspective that the home rental market has gone unchecked locally, statewide and nationally, and that our local zoning laws are subjective surrounding their interpretation and their enforcement. This is very apparent with the words 'Short-term' and 'Long-term.' (the definition of these is in the eyes of the beholder) as well as the Rooms and Meals law taxation and enforcement.

Thus, we urge the commission to bring clarity to many of the subjective elements of the current zoning and use laws, as well as incorporate some tangible regulations relative to accountability. We do not believe that it is appropriate to deny an owner the right to rent their house, however we do recognize that there are significantly different consequences and effects that arise under different lengths of rental terms. And as such, clarifying the potential different rental terms (short, medium or long) and identifying the effects (primary, secondary and tertiary) associated with each term, would seem a prudent and wise course of action, thus allowing the commission to take the necessary actions to ensure that the town has the proper regulations and accountability tools in place, for both the town, the land owners and the neighbors.

Sincerely,



Rick and Darci Lunt  
239 Hills Point Road