

Robert Noeltner 91 Mutton Hill Dr. Charlotte, VT 05445  
(802) 425 2116 E-mail [buncrab@aol.com](mailto:buncrab@aol.com)  
Cell: (802) 233 1414

16 June 2017

Town of Charlotte  
PO Box 119, Charlotte VT 05445

Attn: Town Clerk / Treasurer – Mary Mead  
Town Planner - Daryl Benoit  
● Planning Commission – Jeffery McDonald  
Select Board – Lane Morrison

Subject: Requesting your consideration for amending the Town Plan in order to increase controls regulating short term / transient rentals in Charlotte.

I believe every land owner has the right of enjoy the free use of their property, provided that its use is consistent with the laws and regulations of the location. I am concerned however that our existing Town Plan does not provide sufficient controls relative to short term / transient rentals.

Apparently our current regulations have no requirement that a land owner reside on the property being rented. No supervision over the rental being required now opens the door for issues of unsafe behavior, excessive noise, trash, pollution and excessive neighborhood driving speeds going unchecked; with the attendant consequences falling upon the permanent residents.

Living in our town for the past 38 years, I have noticed that we have not been immune from the explosion of short term transient / B & B type rentals that are pervading the country. I suggest it now is time that Charlotte put in place some requirements and controls over these type rentals, along with attendant penalties for non-compliance.

I am aware that changing the Town Plan is not a quick or easy process but I also believe that between the Planning Commission and our Select Board, there are intermediate measures that can be applied to the matter while the laborious process of changing the plan goes forward.

Thanking you for your consideration.

Robert Noeltner

