

**Town of Germantown
Short Term Rental Committee
DRAFT 08/30/2021 Meeting Minutes**

Members in attendance:

Jan Borchert - Chair
Stefania Maruniak
Laura Sink
Garrett Montgomery

Christina Bohnsack
Maggie Goudsmit
Genette Picicci (via zoom)
Rachel Levine

Location: Town Hall and Virtual Zoom Meeting

Minutes prepared by Jan Borchert

Chairperson Jan opened the meeting at approximately 7:05 pm.

Meeting Minutes from July:

No additional changes. Motion to approve meeting minutes by Christina, seconded by Stefania.

Misc. Updates:

- Update from Town Board Workshop at RoeJan: Airbnbs should not advertise swimming at RoeJan. Due to liability issues, swimming is not permitted on Town beaches.
- Update from the Town of Rhinebeck: They are stepping up their monitoring of short term vacation rentals in the village using Granicus Host Compliance Services where neighbors can report problems with STRs via a 24/7 hotline. Program is paid for by Dutchess County.
- Janet resigned from the committee for personal reasons.

Updates on Subcommittees:

- None besides “unique stays”: Laura prepared and presented a “Unique Stays” presentation. Link to presentation here:
https://docs.google.com/presentation/d/1QJXFd97JxVceX19Y_PVuAoOnAScDr1Qi/edit?usp=sharing&oid=113946846622557607956&rtpof=true&sd=true

Working session: Objectives / Goals of the Recommendation:

What do we want to preserve / What do we want to curb? How do we approach defining the objectives? Draft list of collective “goals” (*this list is simply a list of thoughts, not a final work product*):

1. Ensure that residential neighborhoods are not turned into commercial areas to the detriment of long-term residents.
2. Preserve and engage the local residential population.
3. Preserve the rural character and draft a legal framework that allows homeowners to rent their property in compliance with local and state regulations.
4. Allow homeowners to use their land creatively and in a way that creates revenue for their families with respect to the local community.
5. Include unique structures within the recommendations.
6. Maintain rural character while still allowing homeowners to rent their home safely while bringing revenue to the town.
7. Recommendations and goals shall reflect comp plan.

8. Preserve / protect existing inventory of long-term rentals and full-time residencies.
9. Encourage local residents and allow them to start short-term rentals to enhance the community without changing the rural character of the town to allow financial stability. Balance between residents' needs and town's character. Not a financial burden to the town and not a financial burden to the residents.
10. Keep economics within the community vs. to large corporations / prioritize local interests.
11. Ensure that residential homes are not turned into pseudo hotels, party houses, event spaces or strictly investment objects.
12. Grow and adapt with Germantown's needs: housing stock in demand / tourism / schools / local businesses / water and waste.
13. Take into account the variety of voices of the community.

Homework:

- Review Comp plan (<https://germantownny.org/wp-content/uploads/2021/03/Germantown-Comp-Plan-Adopted-2018-1.pdf>)
- Digest "Goals of Recommendations" (see above)
- Work on "Terms to Define"
(<https://docs.google.com/document/d/1A41Qrcst0Dv7w-VbqR4-LkdL1R0luRJUoLg7AQpUamE/edit>)

Motion to adjourn by Laura, seconded by Rachel.

Meeting Ended at 08:12 pm.