

**Dover Select Board
Special Meeting Minutes
Thursday, October 19, 2023**

These minutes are not official until approved by the Dover Select Board

Select Board present: Vicki Capitani, Joe Mahon, Sarah Shippee

Select Board present via Zoom: Dan Baliotti (6:35), Scott Salway (6:50)

Public present: Shannon Wheeler, Eric Durocher, Tabi Freedman, Linda Kersten, Jodi Keeler, Stephanie Zumbroski, Erica Reynolds, Hervé Durrechou, Judith Mc Devitt, Jim McDevitt, Will Galway, Janice Mignanelli, Emilio Mignanelli, Kristin Davey, Paul Davey, Robert McAuliffe, Stella McAuliffe, James Walker, Michael Levesque, Julia LaGrange, Patrick LaGrange, Robert Lein, Natalie Dion, Lori Jeppesen, Regina Perrotto, Nicholas Perrotto, Barbara Hyde, Becky Arbella, Peter Mola, Robert Mola, Paul Power, Heather Dufficy, Michael Arbogast, Erica Jensen, Jeffrey Griffin, Rafael De Oleo, Sean Murphy, Kim Montello, Steve Montello, Mike Kirkland, Susan Rand, Daniel Pomposello, Samantha Decker, Ashley LaBounty, John Hannon, Sean Kirby, Melissa Ellis, Pinhas Koren, Joe Malizia, MaryAnn Malizia, Kristof DeMarothy, Veronica Carbone, Russ Meyer, and others that did not sign in

Public present via Zoom: Adam Palmiter, Ashley Gionfrido, Bryce Boyer, Celine Parbelle, Chris Rallo, Curtis Spacavento, Dana Sorice, Dawn Lowe, Devon Rausch, Fred Marra, Greg Savino, Hugo Gomes, JD Roberto, Jean-Francois Goes, Krysta Gleeson, Mandy Ianiri, Marie Gatti, Matthew Gionfrido, Michelle Pinkham, Mike Flatley, Morgan Rothblat, Nadine Coffey, Patricia Small, Rachel Rinaldi, Rich & Nicky Nebelski, Richard Sedlack, Stephanie Failla, Tom Bastanza, Tommy Duek, William Benneyan, and others with no Zoom name listed.

A recording of this meeting can be found here: <https://youtu.be/UHzluj9AXWs>

Special Meeting Called to Order at 6:30pm by Chair Vicki

- I. Meeting Introduction:** Selectboard introduced themselves and Eric.
- II. Rental Committee Report Recap:** Eric read the BiTown Housing Committee STR Subcommittee Recommendations. [Attached to these minutes]
- III. Public Comment/Questions:**
 - Steve Montello: did the committee consider length of stay? [Eric: Yes, used state standard of less than 30 days.] When there are problems now it's hard to get a response at 2 am, what will the process be? [Mike Arbogast: we respond to anything that needs a response, any time of day/night.]
 - Erica Reynolds: strict restrictions would be detrimental to the area. [Eric: the conversation has never been about restrictions. We understand the value of STR and want them to be able to continue to operate. We just wanted to set some ground rules.]
 - Suzanne Spacavento: shared experience with STR in her development. Doesn't think they should be banned but they should be controlled. [Eric: There are already guidelines for bedrooms and occupants in the self-certification through fire safety. Owners should be honest and realistic when completing.]
 - Mike Kirkland: Agree with terms outlined.
 - Regina Perrotto: Responding to Suzanne: I recommend cameras to let the owners know what's happening. [Eric: yes, external cameras are good, can also use decibel meters in/out of home. We hoped to come up with just a basic set of rules to help if a property is a constant problem to a neighbor or neighborhood.]
 - Celine Parbelle: own two STR in Dover, rental agreement signed at reservation time set expectations during their stay.
 - Mary Ann & Joe Pellisio {apologies if misspelled, were not on sign in}: purchased a home here. If STR are ever banned the existing ones should be grandfathered in. [Eric: a lot of misinformation out there. For Dover the word ban has never been on the table. We've done our best to be open and transparent about these conversations. No ban has ever been discussed.]
 - Rich Sedlack: have 5 STR abutting my land all residential about ½ mile from Rt 100. Recapped his police calls and legal issues regarding them.
 - Steve Montello: Brian Johnson [former Fire Marshall] came out it's 200 sq ft per person for occupancy.
 - Krysta Gleeson: STR owner, just as angry about bad experiences you've had. Covid was a free for all.

**Dover Select Board
Wilmington Select Board
Joint Special Meeting Minutes
Tuesday, February 15, 2022**

- Will Galway: 2nd generation homeowner in Bears Crossing. Believe in responsible renting, believe in rules. Submitted formal petition to Eric with support of 364 signatures for responsible rentals.
- Erica Jensen: Suggested what contact information should be inside units.
- Jodi Keeler: Per the Fire Marshall, all STR are public properties. Questions about those with over 8 sleeping spaces. [Eric: The Fire Marshall presented to us but did not cover those units as there are few.]
- Sean Murphy: recommendations seem reasonable. Talk of a registration fee. What does that fee pay for? [Eric: Fee is literally to cover the software we will use for the registry. Registry company makes sure you have all paperwork, collects data, online sweeps checking occupancy.] In that fee is there a difference between occupancy or kind of unit? [Eric: Not discussed.]
- Emilio Mignanelli: Own STR company in Dover. Recommendations are very reasonable, these will weed out a lot of the problems that we're having.
- Heather Dufficy: Thank you for advocating for us.
- Rafael De Oleo: Snow Tree owner, appreciate the mutual benefit.
- Adam Palmiter: from a resolution standpoint, if small HOAS want to limit rentals, as an HOA they can do that. Something to think about rather than putting everything on the town.
- Russ Meyer: live here with a lot of other people. Nothing in here helps anything that's going on in the town. There's nowhere to live. You need someone to cook your food. [Eric: Just because a STR is pulled out of inventory doesn't mean it becomes a long term rental automatically.]
- Jean - Francois Goes: have a property, quick question on garbage collection. Can town recommend a way to keep garbage from being attacked by bear? [Eric: If a bear proof trash can is required; recommendations will be made.]
- Stephanie Zumbruski: recommendation for those that register STR to have to have a local property management company.
- Kristof DeMarothy: rented my house in the wintertime to go on vacation, if we have to pay fees and property managers I don't make the money to go on vacation.

IV. Board Comment/Questions:

- Vicki: So glad everyone came out tonight. I think a lot of good information came out of this and we appreciate everyone's comments and concerns and we understand things have changed very quickly. We want to be a viable ski and year-round community.
- Joe: We are not against STR as a board. We have to have some of these recommendations become something. Killington, Stowe, all these towns are doing something. We may not do what they do but we need to do something. Everyone should have a contact for their property.
- Sarah: I'm glad we heard everything. I hope this dispelled some misconceptions. People are realizing we're not taking away the ability to use your home the way you'd like but we are asking for some guardrails.
- Scott: locals that have had unfortunate experiences, we hear you as well and these recommendations are a step in the right direction.
- Dan: regulation is absolutely necessary.

V. Decision on Next Steps:

- Selectboard will take time to think about this and will bring it to a future selectboard agenda. Will eventually come up with an ordinance which requires a public meeting beforehand and a petition period. Earliest anything could be adopted is early 2024.

VI. Adjournment at 7:38 pm

Respectfully submitted by Shannon Wheeler

Public notices of these minutes have been posted at the following locations:
Dover Town Clerk's Bulletin Board, Dover Town Meeting Bulletin Board, Dover School
Dover Free Library, East Dover Post Office, Town of Dover Website: www.doververmont.com

Short-Term Rental Recommendations

The following is a list of the recommendations approved to be put forward to the Selectboards by the rental sub-committee. This represents pieces of any potential regulations or ordinances to be considered by the towns regarding short term rentals as proposed by the committee.

Recommendation 1: To make recommendations on rules and regulations to the towns regarding short term rentals

Recommendation 2: The towns should consider exploring options of implementing a registration system for short term rentals

Recommendation 3: All short term rentals shall complete the required fire compliance checklist from the State of Vermont Fire Safety Department and file with the town in which the rental resides

Recommendation 4: An emergency contact list shall be posted in the entrance or in a prominent location inside each rental unit with emergency contacts for the property and local emergency services

Recommendation 5: A point of contact for all short term rentals must be on file with the towns for each property being used as a short term rental

Recommendation 6: A point of contact or authorized representative must be able to respond to issues on the rental property within one (1) hour, 24/7 while the rental is in use

Recommendation 7: Bear proof trash and recycling storage is required by any property being used as a short term rental