

**PLANNING BOARD**  
**Tuesday, January 21, 2020**  
**Listening Session at 7:30 PM**  
**RW Black Center, 48 Lebanon Street, Hanover, NH**

**Present:** Iain Sim, Judith Esmay, Brian Edwards, Nancy Carter

**Alternates Present:** Beth Esinhart, Paul Simon

**Staff:** Vicki Smith, Rob Houseman

**Others Present:** Lara Acker, Margaret Sheehan, Janice and Bill Fischel, Chris Ng, Kirsten Teevens, Keri Craft, Carl Sandin, Dan Brand, Betsy and Michael Gonnerman, Jolin Kish, Doug Harp, Sarah Lord, Daniel Olson, Bryant Denks, Richard Podolec, Francie Prosser-Riessen, Anne Wilson, Dick MacLeay, Joanna Rapf, Mia Vogt, Barbara Lynch, Chris Kennedy, Pat and Randy Hill( an some who did not sign in)

**Chair ESMAY called the meeting to order at 7:30 PM.** She introduced the Planning Board members and staff.

Rob Houseman spoke to the current situation regarding short-term rentals in Hanover, described some ideas the Planning Board had to address regulation of short-term rentals, and asked for public comment. Questions and comments were as follows:

- Please clarify the “hosted” definition. What about an owner who lives in Hanover for only three months? There is a difference between absentee owner and a resident who votes in Hanover. If the rental is not the owner’s principal residence, are they allowed to use it for short-term rental?
- How will short-term rental be monitored? Rob explained that he hoped a compliance vendor would be able to provide a 24-hour hot line. Folks wondered how successful these services are and what would the difference be between a service and staff for enforcement.
- How is the short-term rental data provided by AirDnA developed?
- What is the benefit of short-term rental (STR) to the Town? It is easy to see the benefit to individuals and investors. Among the responses to this question were: 1) there is revenue to the homeowner which can be used to pay taxes. 2) STRs provide transitional housing for new arrivals to Hanover, especially families. 3) STRs provide additional lodging for visitors.
- Describe the philosophy behind hosted and un-hosted STR?  
Hosted is thought to maintain neighborhood character because the presence of the host/owner is a moderating influence. The host/owner is accountable to fellow neighbors and neighbors know who to contact in the event of a problem.

Un-hosted STR is proposed by the Planning Board in the Goose Pond zoning district honoring the traditional vacation use by renters of cottages on the Pond.

- Goose Pond may not be the best “launch” area for testing un-hosted STR.
- Would STR be allowed in a condominium? If the homeowners’ association is opposed to STR, the association rules must address STR prohibition. The Town may require that a homeowners’ association approve the registration of a condominium.
- Verona Avenue is inadequate for more traffic. It is too narrow with no sidewalks and serves some of the densest housing in Town.
- STR owners should pay NH Rooms and Meals Tax. State law requires the operator’s license number be listed in advertising for the rental unit. This applies to rental of less than 185 days.
- The negative impacts of noise and other behaviors at a short-term rental are no different from noise and the negative impacts from other behaviors at a long-term rental. These impacts are accentuated by proximity: condominium compared to house in an in-town neighborhood compared to a house in the rural area.
- There is a difference between residential and commercial use of houses. STR is ok to support a resident owner.
- With the history of un-hosted STR during College events, how can we accommodate this need? The Planning Board would like to address this in 2021.
- Short-term rental is for a period of 30 days or less.
- Neighborhood character is important. How do we enforce against STR once STR is permitted in the Zoning Ordinance? STRs impact neighborhoods.
- There are both geographic and temporal aspects to allowing un-hosted STRs. The Board has already proposed a geographic dimension: at Goose Pond. A temporal one could be during certain College events. How would this temporal aspect be regulated?
- It is a real benefit to having pedestrians attending reunions and graduation rather than people driving in town during these events.
- How does STR work with accessory dwelling units (ADU)? In the hosted situation, the owner must be on premise, so the owner could stay in either the ADU or the main home.
- Try un-hosted STR for a certain period of time, limiting the number of nights.
- What is the tipping point financially when investor activity in the housing market makes it too expensive for families to afford to buy in Hanover? Does this mean that property taxes will rise even higher?
- What benefits are there in regulating using zoning versus licensing? Can the decision to allow STR via zoning be reversed?
- Which communities have handled STR well? Mainly communities with a tourist-based economy do well with STR since many of the homes are vacation homes. Types of regulation include limiting the number of stays, the number of units available for STR in a neighborhood and the length of stay.
- Does Norwich VT regulate STR?
- Enforcement using a vendor would be based on on-line listing and rental activity.

- I value the character of my neighborhood and would not like to see STR permitted, because once STRs are permitted, they are here to stay. I am skeptical about local enforcement.
- Please add the presentation slide to the Town website.
- I support STR for short periods of time.
- My neighborhood is a ghost town. An empty home does not contribute to positive community feeling.
- With STR registration, there will be a fee to cover registration and inspection costs. Please don't make this fee too costly.
- STRs are sure to Inflate housing costs and make our housing even more expensive.
- I support hosted STR. This provides a more affordable lodging accommodation than the local hotels. This gives me an opportunity to be an ambassador for Hanover. STR provides a revenue stream. There is minimal traffic associated with STR. Please make the registration fee small.
- I have experience using AirBnB when I travel away from Hanover. Each rental comes with lots of rules.
- I have never stayed at a hosted STR.
- Appalachian Trail hikers use STRs. STRs make Hanover a more trail-friendly town.

Attendees were asked if they had stayed at STRs and whether they had rented their property for short periods of time. Attendees were encouraged to attend the Planning Board meeting on January 28 as the Board processes the input received at the listening sessions and develops a zoning proposal.

The listening session was adjourned at 9:02 PM.

Submitted by Vicki Smith