

**KENNEBUNK SELECT BOARD  
WORKSHOP MINUTES/NOTES  
TUESDAY, MAY 11, 2022 – 6:30 P.M.  
IN PERSON, 3<sup>rd</sup> FLOOR MEETING ROOM**

This meeting was recorded and made available after the meeting for future viewing. It is available online at [TownHallStreams.com](http://TownHallStreams.com).

### **1. Call to Order**

The workshop was called to order at 6:30 pm by Chair L. Blake Baldwin.

Select Board members:

Present: L. Blake Baldwin (Chair), Shiloh Schulte (Vice), Kortney Nedeau (Secretary), Sally Carpenter, Frank Paul, Lisa Pratt and William Ward, Jr.

Absent: Frank Paul (with notice)

Also Present: Michael Pardue (Town Manager), Joel Downs (Finance Director), Merton Brown (Town Clerk), Christopher Osterrieder (Director of Community Development), Tina Radel (Communications & Marketing Specialist), Town Attorney Sally Daggett

### **2. Discuss Short-Term Rentals**

Attorney Sally Daggett of Jensen Baird provided an overview of short-term rentals (STR) and ways the Town may consider for regulating STRs.

Attorney Daggett said the Town needs to consider policy objectives – referred to the handout provided (and attached to these minutes).

The Select Board asked a variety of questions related to regulation of STRs. “Registration” as opposed to “license” to avoid perception of “permanency”.

Members of the public asked a variety of questions.

Discussion moved to “enforcement” objectives. Attorney Daggett spoke of using an outside firm to aid in the enforcement/compliance monitoring.

Robust discussion ensued regarding regulation and registration and related cost of recovery by the Town. Be thoughtful about implementation date - give people time to register and become compliant.

Discussion included the idea of personal property tax on STRs.

Discussion included degree of community input desired.

More public comment was solicited by the Board Chair – additional comments received.

### **3. Adjournment**

At 8:40 pm, the workshop concluded.

Notes by Michael Pardue, Town Manager



KENNEBUNK SELECT BOARD WORKSHOP

May 11, 2022

Presented by: Sally J. Daggett, Esq.

**MUNICIPAL REGULATION OF  
SHORT-TERM RESIDENTIAL RENTALS CHECKLIST**

1. What is the existing data on STRs in Kennebunk? Other relevant local conditions?
2. What are the Town's specific policy objectives?
  - A. Prevent Nuisance Conditions?
    - (1) Town and neighbors aware where short-term rentals exist - Transparency
    - (2) Town able to set norms and prohibit unwanted behavior - No "party houses" or pseudo-hotels; rules on parking, # guests, etc.
    - (3) Neighbors have method to file complaints and rules are enforceable without creating additional work for the Police Department
  - B. Protect Integrity of Neighborhoods?
    - (1) Prevent displacement of residents by transient occupancy of housing
    - (2) Prevent reduction in availability of affordable housing options
    - (3) Regulate business-type activity to maintain neighborhood character
    - (4) Town able to set rules on parking, # guests, noise, trash, etc.
  - C. Provide Supplemental Income Opportunity to Residents? Allow permanent residents the option to occasionally utilize their properties to generate extra income provided other policy objectives are met?
  - D. Protect Value of Second Homes? Ensure that any STR regulations do not negatively affect value of second homes (and property tax value/revenue)?
  - E. Support Local Economy? Encourage increased visitation to local stores and restaurants and ensure a level playing field for existing local B&Bs, hotels and motels?