

WEBVTT

1

00:00:09.470 --> 00:00:12.259

Truro Media: Okay, thank you all for your patience.

2

00:00:12.740 --> 00:00:15.960

Truro Media: A few technical difficulties, but handled

3

00:00:19.510 --> 00:00:30.240

Truro Media: welcome to the Truro Community Forum on some draft articles. This is a forum co-sponsored by the Truro Planning Board and the Truro Select Board.

4

00:00:30.440 --> 00:00:34.509

Truro Media: My name is Ann Greenbaum. I'm vice chair of the Planning Board.

5

00:00:35.220 --> 00:00:39.589

Truro Media: This is a hybrid meeting and is being live streamed.

6

00:00:39.610 --> 00:00:48.869

Truro Media: This is my first time facilitating a hybrid meeting, so I apologize in advance for any mistakes I make.

7

00:00:48.970 --> 00:00:53.930

Truro Media: The mistakes are mine are mine. The fixing is probably Kelly.

8

00:00:54.870 --> 00:01:03.289

Truro Media: we're gonna be alternating. Once we get into the back and forth, we'll be alternating between in person and online.

9

00:01:03.420 --> 00:01:08.640

Truro Media: it'll there'll be a little delay for the online because people are muted and

10

00:01:09.030 --> 00:01:14.010

Truro Media: nonviode at the moment. So here's what we're gonna do.

11

00:01:14.150 --> 00:01:15.710

Truro Media: Here's our agenda.

12

00:01:16.820 --> 00:01:25.290

Truro Media: The purpose here is for the town to get feedback from citizens on 3 draft articles

13

00:01:25.340 --> 00:01:29.639

Truro Media: for potentially for town meeting in the spring.

14

00:01:31.470 --> 00:01:38.199

Truro Media: These 3 articles are all different ways to potentially protect our year-round housing stock.

15

00:01:39.180 --> 00:01:55.500

Truro Media: What we want is to hear from members of the community about this. A good idea. Are these good articles? How can they be improved? What concerns do you have? What problems do you see with them? What's unclear any and all feedback pro and con.

16

00:01:56.940 --> 00:02:07.809

Truro Media: So we're working on these articles in a short time frame. Which is why this meeting happened very quickly. So we appreciate those people that could attend and those that are gonna watch

17

00:02:07.840 --> 00:02:09.569

Truro Media: the recording later.

18

00:02:09.970 --> 00:02:26.279

Truro Media: The focus is really on you. Members of the Select board and Planning board know that this is one of the few meetings that they are attending where they are not on the spot. It is not up to them to respond to questions or concerns, so don't expect them to.

19

00:02:27.980 --> 00:02:42.250

Truro Media: We will get a transcript tomorrow of the meeting, so we will capture all of the comments. In the meantime Katie will also be getting the big picture questions, concerns, suggestions, ideas.

20

00:02:42.460 --> 00:02:45.739

Truro Media: Down on paper, the old fashioned way.

21

00:02:46.370 --> 00:02:50.000

Truro Media: So we will capture everything in at least 3 ways.

22

00:02:50.180 --> 00:02:54.450

Truro Media: So real quick review of the agenda. And then we get right into it.

23

00:02:54.610 --> 00:02:58.630

Truro Media: We're gonna get a little bit of context. Why are we looking at this?

24

00:02:59.010 --> 00:03:06.070

Truro Media: Then we're gonna go through the each of the draft articles. And we're gonna do this in 2 sections. First.

25

00:03:06.200 --> 00:03:25.340

Truro Media: we're gonna go through the article to make sure all of us have the same understanding about what is in the draft, not whether we agree with it or not. But just do we understand what it currently says, because until we all have that same information, it's really hard to have a good discussion.

26

00:03:25.770 --> 00:03:31.500

Truro Media: Then we want your feedback on the article, and pretty much. Nothing is out of bounds.

27

00:03:32.310 --> 00:03:42.819

Truro Media: The 3 articles there are 2 on short-term rental limitations and one on a ban on fractional ownership of short-term rentals.

28

00:03:44.070 --> 00:03:52.160

Truro Media: Then the the next question at the end will be, What do you think? Should we move these forward to town meeting this spring?

29

00:03:52.420 --> 00:03:56.300

Truro Media: Then what's next? And how can you provide more feedback?

30

00:03:56.510 --> 00:04:01.260

Truro Media: So that's our agenda. Okay, we started

31

00:04:01.310 --> 00:04:05.890

Truro Media: 12 min late. I had about 15 min of

32

00:04:06.370 --> 00:04:09.059

Truro Media: gap built in. So we're all good.

33

00:04:09.800 --> 00:04:14.820

Truro Media: Okay, so let's jump right in. We're gonna start with context.

34

00:04:14.850 --> 00:04:20.580

Truro Media: And the first piece of context is, why are we talking about these? And why are we talking about them now.

35

00:04:20.600 --> 00:04:23.360

Truro Media: So I'm gonna let Darren do that part for us.

36

00:04:27.440 --> 00:04:30.770

Truro Media: Thank you, Anne. So why and why now?

37

00:04:30.800 --> 00:04:34.799

Truro Media: I think we all know that that that housing is a regional issue, and

38

00:04:34.860 --> 00:04:47.520

Truro Media: and Truro is one of the most impacted communities on the Cape that's dealing with this issue. We have over 80% of our our housing stock, or but around 80% of our housing stock are are owned by second homeowners, and a large number of those

39

00:04:47.540 --> 00:04:54.130

Truro Media: are often converted to short-term rentals. So I think it's important that Truro is. This should be a focus for Truro

40

00:04:54.380 --> 00:04:57.020

Truro Media: we recently know that

41

00:04:57.240 --> 00:05:11.250

Truro Media: that Provincetown just passed 3 different changes to their regulatory environment, and it could have a domino effect on the town in terms of the impacts of those of those regulatory changes.

42

00:05:11.360 --> 00:05:28.159

Truro Media: Duro has been looking at this huge, this issue for several years and monitoring the impact of short-term rentals on the community. We've implemented a number of different software packages and so forth within the town. Because we realize this is a growing issue and something we need to address

43

00:05:28.260 --> 00:05:30.170

Truro Media: for the future.

44

00:05:30.600 --> 00:05:49.540

Truro Media: What impact does this have on our short term or our housing stock? Well, it starts crowding out our our year-round housing, and it makes it difficult for year rounders to subsist or exist on the Cape, and these are the people who are providing year round services, healthcare, and so forth to the community.

45

00:05:49.820 --> 00:05:56.899

Truro Media: We need to look at this because this is these are the services that the most vulnerable population in our community

46

00:05:56.920 --> 00:06:01.969

Truro Media: need to subsist here and to survive and lastly.

47

00:06:02.200 --> 00:06:09.499

Truro Media: this is an opportunity to build off Provincetown's recent gains, and better align our housing policies with the Cape.

48

00:06:09.520 --> 00:06:12.719

Truro Media: so that we're have a uniformed approach to

49

00:06:12.730 --> 00:06:14.750

Truro Media: to these these housing issues.

50

00:06:19.040 --> 00:06:19.830

16178344334: Thanks, Derek.

51

00:06:21.160 --> 00:06:25.279

Truro Media: the why? Why? Now then, the question comes up.

52

00:06:25.600 --> 00:06:31.559

Truro Media: what else has been going on around the Cape and islands. So Kristen is going to talk to us a little bit about some of that.

53

00:06:36.200 --> 00:06:45.230

Truro Media: Thank you. And thank you. Everyone who's present. In person, and virtually so. Problem sounds already successfully been able to pass articles.

54

00:06:45.290 --> 00:06:50.729

Truro Media: East ham is looking at it. Barnstable is looking at it west. Tisberry is

55

00:06:51.090 --> 00:06:54.110

completed almost close.

56

00:06:54.520 --> 00:07:11.289

Truro Media: Not sure. So. And Nantucket and some of the reasons for these policy changes are to address corporate ownership or residential properties. I'm got 2 min. I'm going to be quick. But the reasons during my research about these communities who are

57

00:07:11.290 --> 00:07:25.610

Truro Media: are looking at doing this is a preservation of community character implementing regulations on corporate ownership can help preserve the neat character and charm of these communities, and ensure they remain desirable places to live work and visit

58

00:07:25.780 --> 00:07:50.839

Truro Media: affordable housing, as Darren mentioned, infrastructure, investment and dressing. Corporate ownership can help alleviate the strain on local infrastructure, such as roads, water supply sewage systems ensuring that resources are allocated efficiently to meet the needs of its residents. Sustainable sustainable development communities have looked at implementing these regulations to promote sustainable development practices, balancing growth

59

00:07:50.840 --> 00:08:16.329

Truro Media: economic growth with environmental stewardship to protect the natural beauty of these communities. Socio cultural preservation policies to regulate corporate ownership can prevent socio cultural displacement ensuring that long-standing residents can continue to call these communities home without being priced out. Community resilience by taking proactive measures. These communities can enhance their reliance on

60

00:08:16.710 --> 00:08:19.909

Truro Media: excuse me, can be, can excuse me

61

00:08:19.960 --> 00:08:40.400

Truro Media: by taking proactive measures. They can enhance their reliance on economic downturns and market fluctuations which can happen to corporations that may not happen to a small business when you are an essential service like salty market, ensuring stability for residents and businesses and the last one and is local economy support.

62

00:08:40.400 --> 00:08:52.279

Truro Media: These communities are looking at policies that prioritize local ownership and investment that can bolster their local economy supporting small businesses and creating opportunities for entrepreneurship within the community.

63

00:08:52.340 --> 00:08:54.179

So thank you very much.

64

00:08:57.200 --> 00:09:00.440

Truro Media: Okay, so we we have our context.

65

00:09:00.830 --> 00:09:16.539

Truro Media: so let's just dive right into the direct current draft bylaws. So if you don't have a copy of the draft bylaws. They are on the table. We're also we'll have them on the screen

66

00:09:16.700 --> 00:09:29.339

Truro Media: and we're gonna walk through. I'm not gonna read. We're not gonna read everything. But we're just gonna make sure we're all in agreement that we understand what it says before we get into. Do we like it, do we not like it?

67

00:09:30.380 --> 00:09:31.270

Truro Media: So

68

00:09:32.400 --> 00:09:39.410

Truro Media: the first one go ahead. Kelly is a general bylaw

69

00:09:39.570 --> 00:09:42.849

Truro Media: amendment, related to short term

70

00:09:42.860 --> 00:09:51.590

Truro Media: rental of residential properties, and what it does is it creates a bylaw that defines short-term rentals and establishes regulations.

71

00:09:51.650 --> 00:09:54.910

Truro Media: prohibits them in dwellings owned by corporations.

72

00:09:55.180 --> 00:09:57.980

Truro Media: allows ones that currently

73

00:09:58.030 --> 00:10:11.940

Truro Media: person or legal entity who currently holds a certificate may continue so grandparenting, and it sets up the enforcement procedures. So those of us that do this a lot know the definitions are critical.

74

00:10:12.130 --> 00:10:13.740

Truro Media: So go ahead, Kelly.

75

00:10:15.350 --> 00:10:18.330

Truro Media: So the article defines

76

00:10:18.520 --> 00:10:20.200

Truro Media: corporations.

77

00:10:20.270 --> 00:10:23.240

Truro Media: owner and short-term rental

78

00:10:24.310 --> 00:10:26.189

Truro Media: and short-term rental

79

00:10:26.290 --> 00:10:29.800

Truro Media: is for not more than 30 consecutive days.

80

00:10:32.450 --> 00:10:38.700

Truro Media: So. Are there any questions? Is there anything in the definitions that folks find? Not clear?

81

00:10:39.460 --> 00:10:42.999

Truro Media: Because we want to make sure everybody is is on the same page here.

82

00:10:43.720 --> 00:10:46.869

Truro Media: Kelly, you're watching online for hands.

83

00:10:48.330 --> 00:10:49.460

Truro Media: Okay.

84

00:10:50.280 --> 00:10:52.989

Truro Media: if any hand goes up, Kelly, just let me know.

85

00:10:53.690 --> 00:11:01.069

Truro Media: Okay, so then the meat of it. which are the prohibitions. So next Slide Kelly.

86

00:11:01.670 --> 00:11:04.070

Truro Media: there's a registration requirement.

87

00:11:05.830 --> 00:11:10.339

Truro Media: though you can't do a short-term rental unless it's registered with the Board of Health

88

00:11:10.410 --> 00:11:17.810

Truro Media: and complies with all Board of Health Regulations, and is registered with the Commonwealth of Massachusetts Department of Revenue

89

00:11:19.810 --> 00:11:25.940

Truro Media: corporate ownership. No short-term rentals in dwelling units owned by a corporation.

90

00:11:28.180 --> 00:11:29.020

Truro Media: Period

91

00:11:29.940 --> 00:11:36.989

Truro Media: they are allowed in dwelling units owned by an Llc. A trust or an S. Corporation whatever that is.

92

00:11:38.630 --> 00:11:46.070

Truro Media: if every shareholder, partner, or member is an actual person I'm assuming a natural person is an actual person.

93

00:11:48.400 --> 00:11:49.580

Truro Media: and then

94

00:11:49.820 --> 00:11:59.430

Truro Media: affordable housing, dwelling units, short-term rentals are prohibited in any dwelling units designated as affordable or income restricted.

95

00:11:59.570 --> 00:12:00.640

etc.

96

00:12:00.920 --> 00:12:07.669

Truro Media: So any questions on those prohibitions? 1, 1, 3, 1, 3, and 4.

97

00:12:09.370 --> 00:12:11.100

Truro Media: Anything online? Kelly?

98

00:12:13.040 --> 00:12:18.130

Truro Media: Question. Yes. hang on. We're gonna get you a mic, because

99

00:12:18.480 --> 00:12:25.899

Truro Media: not only is it hard to hear in this room, but we need to make sure folks online can hear, and that you're recorded for posterity.

100

00:12:27.770 --> 00:12:36.339

Truro Media: So if you could just introduce yourself with just your name, my name is Lise Swiss. I just was confused by the corporate ownership.

101

00:12:37.260 --> 00:12:42.590

Truro Media: It's the difference between the corporation and the Llcs. Like what?

102

00:12:42.790 --> 00:12:48.869

Truro Media: Who can and can't do? What in the corporate world, in this, in this arena? Okay?

103

00:12:50.390 --> 00:12:54.190

Truro Media: One of the nice things about facilitating is you don't have to know anything.

104

00:12:56.020 --> 00:13:04.969

I'm gonna do town staff first, and if not, I'll go to the business owner. Darren or Kelly. Do you want to take that? Or Barbara?

105

00:13:05.250 --> 00:13:24.179

Truro Media: Any of the 3 of you can take that? They can do it in non-legally? Sure. So an an Llc. Is a limited liability company. It's not a type of corporation. So that's why it's in a dist different category and is permitted, whereas corporate ownership is not

106

00:13:24.300 --> 00:13:27.710

Truro Media: okay. I'm gonna I'm gonna do a follow up question. Yep.

107

00:13:28.300 --> 00:13:30.919

Truro Media: what does corporation mean?

108

00:13:32.500 --> 00:13:39.049

Truro Media: The short version? This, this is a spot that I didn't expect to be put in

109

00:13:39.140 --> 00:13:48.819

Truro Media: so what I would like to do is have hand the mic back. Kristen. Yes, it have someone else. Thank you. That's fine.

110

00:13:52.830 --> 00:14:03.250

Truro Media: So without boring everybody, it's really about taxation. And the Irs is where the big distinction comes between S-corp and C Corp, and so

111

00:14:03.300 --> 00:14:14.929

Truro Media: but what our our concerns around corporations is really the depth by which their resources exist. And like, when I was talking about market concerns.

112

00:14:14.980 --> 00:14:32.599

Truro Media: that local people will just not be able to compete with an S. Or C. Corp, because they're they just don't have the deeper pockets. But the distinction between S. And C. Corp is really the devil is in the details related to your filing with the Irs.

113

00:14:32.930 --> 00:14:45.799

Truro Media: I guess my follow up question is, why did we do something different for corporations versus these Llc's. Why would they treat it differently?

114

00:14:48.050 --> 00:14:51.550

Truro Media: And that is, that's the core of the question

115

00:14:51.630 --> 00:14:52.980

Truro Media: of the issue.

116

00:14:53.030 --> 00:14:56.660

Truro Media: And what is very clear is.

117

00:14:57.090 --> 00:15:03.069

Truro Media: we need to have somewhere in here a very good explanation of the difference.

118

00:15:03.300 --> 00:15:19.250

Truro Media: So that that's very helpful. Thank you. I can add just a little bit of detail, and it it's an extension of what Kristen said. I

mean, a corporation can have quite a bit of capital put into it by multiple individuals, it can collect resources.

119

00:15:19.260 --> 00:15:31.850

Truro Media: whereas an Llc. Is often what's used just for purposes of a partnership or a family organization. There. It serves a different purpose. It's not sort of an investment type vehicle.

120

00:15:32.060 --> 00:15:34.990

Truro Media: And I'm gonna wrap up this

121

00:15:35.320 --> 00:15:38.159

Truro Media: conversation because we're not going to solve it here.

122

00:15:38.210 --> 00:15:40.300

Truro Media: but it needs to be solved

123

00:15:43.090 --> 00:15:44.359

quick 4 points.

124

00:15:47.380 --> 00:16:03.879

Truro Media: So an Llc. Is a simple management structure, less paperwork. No meetings required, no double taxation on salaries and distributes ownership freely. So it is easier to see and track an Llc. Than the protections given to Smc. Corpse

125

00:16:09.310 --> 00:16:25.969

Truro Media: to make clear a lot of times a family. I think this is kind of what Barbara was getting at. A family will put their property in a trust in an Llc. In an escrow right. So we don't want to penalize a family situation where you're just trying to, you know.

126

00:16:26.000 --> 00:16:34.449

Truro Media: but maybe it's a it's an older set of parents. They want to put the house in an Llc. Or in a trust to protect it for their, you know.

127

00:16:34.570 --> 00:16:40.639

Truro Media: they're the next of kin, whatever. And so I think that's the distinction that we're looking to really, clearly make.

128

00:16:43.100 --> 00:16:50.730

Truro Media: And clearly there is work to be done on making it clear. So thank you. Other questions on this page.

129

00:16:51.280 --> 00:16:55.030

Truro Media: just understanding. Okay.

130

00:16:56.430 --> 00:16:58.549

Truro Media: moving right along. And

131

00:16:58.610 --> 00:17:04.209

Truro Media: this next section 1, 3, 5 was just added by town council. So

132

00:17:05.450 --> 00:17:11.339

Truro Media: no timeshare, fractional or interval ownership units. So

133

00:17:11.619 --> 00:17:13.899

Truro Media: timeshares can't do

134

00:17:13.950 --> 00:17:16.140

Truro Media: short-term rental activities.

135

00:17:18.480 --> 00:17:20.670

Truro Media: And then there's a whole bunch of

136

00:17:20.710 --> 00:17:25.769

Truro Media: legally is that we're gonna have to flesh out clarify for folks.

137

00:17:26.040 --> 00:17:34.900

Truro Media: but are there specific questions about this section right now. Nancy, go ahead.

138

00:17:38.980 --> 00:17:51.029

Truro Media: Thank you. Hi. I'm Nancy Metoff. First of all, thanks for doing this. It's possible that this is by design. I think it would help. It would help people process through all of this

139

00:17:51.260 --> 00:17:54.899

Truro Media: if if we discussed the purpose and intent.

140

00:17:55.120 --> 00:17:59.640

Truro Media: I know the town manager stood up, as did Kristen talking about the rationale

141

00:17:59.790 --> 00:18:09.869

Truro Media: for me, because I've read this already, but a lot of it became more clear when I was able to say, Okay, here's specifically why we're doing it line by line.

142

00:18:09.960 --> 00:18:22.979

Truro Media: So if we're going to do that later, that's great. But I think if people can understand the these first 6 parts in section 1.1, the rest of it will make a little more sense.

143

00:18:24.180 --> 00:18:26.820

Okay. absolutely.

144

00:18:27.920 --> 00:18:28.940

Truro Media: And

145

00:18:29.420 --> 00:18:32.200

Truro Media: I did not. Okay. Section 1.1.

146

00:18:33.080 --> 00:18:36.530

Truro Media: Kelly, it's not on the slideshow. So don't even try to look in.

147

00:18:37.600 --> 00:18:41.879

Truro Media: Okay, good point, Nancy. The purpose and intent

148

00:18:43.680 --> 00:18:51.059

Truro Media: provide an orderly process for identifying, registering, and regulating short-term rentals within the town.

149

00:18:51.080 --> 00:18:54.600

Truro Media: so that they don't cause nuisance conditions within the town.

150

00:18:55.470 --> 00:19:04.560

Truro Media: protect the time honored tradition of home rentals in Truro, and preserve economic opportunities through short term rentals for persons

151

00:19:04.740 --> 00:19:11.450

Truro Media: to keep their homes now and into the future, so they may afford to live either full time or part time. Intro.

152

00:19:12.700 --> 00:19:20.570

Truro Media: 3. Avoid the adverse impacts on the local economy, stemming from a loss of existing short term, rental revenue.

153

00:19:20.860 --> 00:19:24.400

Truro Media: including room, excise, tax revenue, and visitor spending

154

00:19:25.900 --> 00:19:28.619

Truro Media: prohibit additional corporate ownership

155

00:19:29.150 --> 00:19:32.360

Truro Media: and discourage investment only

156

00:19:32.530 --> 00:19:39.150

Truro Media: ownership of residential properties for the exclusive purpose of operating them as short-term rentals

157

00:19:39.250 --> 00:19:43.650

Truro Media: rather than housing for either full or part time, part-time residents.

158

00:19:45.760 --> 00:19:51.630

Truro Media: 5 is reduced, the neighborhood churn caused by numerous turnovers of occupancy

159

00:19:52.070 --> 00:19:55.150

Truro Media: of short term rentals in residential neighborhoods.

160

00:19:55.840 --> 00:20:03.739

Truro Media: and then 6 is to limit the conversion of residential units to short term rentals, which has had the deleterious, deleterious effect

161

00:20:04.000 --> 00:20:08.730

Truro Media: of removing residential units from the available year round. Rental housing stock.

162

00:20:09.230 --> 00:20:11.989

Truro Media: So, thank you, Nancy, I'd skip right over that

163

00:20:12.300 --> 00:20:19.980

Truro Media: so that lays out the why, which does make it a little easier for other things to make sense.

164

00:20:25.410 --> 00:20:26.380

Thank you.

165

00:20:27.730 --> 00:20:30.129

Truro Media: Okay. So there's

166

00:20:30.480 --> 00:20:35.930

Truro Media: no timeshare, fractional or interval ownership for short term rentals.

167

00:20:36.590 --> 00:20:41.070

Truro Media: and then in terms of protecting existing short-term rentals.

168

00:20:41.640 --> 00:20:51.839

Truro Media: Anybody, any person or legal entity who holds a current certificate of registration may continue to engage, in short, term rentals

169

00:20:52.130 --> 00:20:58.819

Truro Media: until the dwelling unit is transferred or conveyed, or the certificate of registration is not renewed.

170

00:20:59.590 --> 00:21:04.250

Truro Media: If a property is bequeathed to a person or other beneficiary through a will.

171

00:21:04.300 --> 00:21:09.949

Truro Media: The new owner may continue to engage in short, term rental activities in accordance with this section.

172

00:21:10.210 --> 00:21:14.860

Truro Media: so somebody can pass, continue to pass along their property and their rental

173

00:21:15.390 --> 00:21:19.310

Truro Media: certificate. So any questions there, either. One of those.

174

00:21:21.280 --> 00:21:22.190

Bob?

175

00:21:25.920 --> 00:21:28.769

Truro Media: Thank you, Anne Bob Weinstein.

176

00:21:28.830 --> 00:21:34.129

Truro Media: I think it would be helpful to have under the definition section

177

00:21:34.270 --> 00:21:46.540

Truro Media: definitions of timeshare, fractional and interval ownership units, because just to make clear to everyone, it's confusing when you have a sentence which

178

00:21:46.730 --> 00:21:53.889

Truro Media: kind of co-joins, timeshare, fractional and interval ownership, I want to make it clear that

179

00:21:54.070 --> 00:22:13.609

Truro Media: fractional ownership is an equity interest in a property time share is what it says. There is no equity. Interest in a time share. An individual is only getting a specific term, a calendar term to use the property.

180

00:22:13.700 --> 00:22:24.710

Truro Media: A fractional ownership is a corporate construction, where, for instance, if there were a house on the market and troll for 5 million dollars.

181

00:22:24.750 --> 00:22:26.690

Truro Media: That entity

182

00:22:26.750 --> 00:22:52.129

Truro Media: which is called fractional ownership, could send out an ad to have 5 participants each cough up a million dollars. They would all have an equity interest in the property unlike timeshare. So I think we have to hone down the definitions there. Thank you absolutely. And this was a new addition today.

183

00:22:52.300 --> 00:22:55.059

Truro Media: And that is

184

00:22:55.230 --> 00:23:03.679

Truro Media: absolutely necessary both in in this one and in the one about timeshare, fractional and individual ownership. Both need definitions.

185

00:23:04.320 --> 00:23:06.540

Truro Media: Okay, anything else.

186

00:23:07.560 --> 00:23:08.560

Okay.

187

00:23:10.450 --> 00:23:15.909

Truro Media: we're doing a little mix and match. But that's okay, regulation and fees up to the select board.

188

00:23:18.360 --> 00:23:28.770

Truro Media: And then it gets into some enforcement pieces. I know I'm jumping around Kelly. Sorry which can include fines, suspension of the certificate.

189

00:23:28.840 --> 00:23:31.340

Truro Media: civil penalties and even

190

00:23:32.450 --> 00:23:35.530

Truro Media: criminal. So we're gonna stop right there

191

00:23:36.120 --> 00:23:38.580

Truro Media: now. Any

192

00:23:38.880 --> 00:23:46.629

Truro Media: concerns about this suggestions to make it better. we'll still take things that are not clear.

193

00:23:46.870 --> 00:23:54.750

Truro Media: yes, I think this is a great idea, because no, I think it's a lousy idea. Because any of the above

194

00:23:55.060 --> 00:23:57.329

Truro Media: Kelly anybody online with a hand up.

195

00:24:00.210 --> 00:24:07.209

Truro Media: If folks online, if you want to be called on, please use the raise hand function so Kelly can see you.

196

00:24:08.120 --> 00:24:25.220

Truro Media: So I'm going to start in the room. Then we'll we'll go online. Go ahead, Kevin. Thanks, Kevin Grunwald. I know we already have a rental registration by law in town, and to me enforcement is one of the real challenges of something like this.

197

00:24:25.290 --> 00:24:38.699

Truro Media: So I'm sure you didn't have time to work out details about what the nature of enforcement and fines would be. But can somebody just speak to the effectiveness of our current enforcement plan for rental registration.

198

00:24:39.440 --> 00:24:40.800

Truro Media: We'll find out.

199

00:24:42.360 --> 00:24:43.170

Yes.

200

00:24:47.740 --> 00:24:50.890

Truro Media: Thanks for the question, Kevin. I think there is.

201

00:24:51.370 --> 00:25:01.560

Truro Media: I don't want to give the impression that that it's ineffective. But I will say there is a need for these these general bylaws to be in place to assist with the enforcement.

202

00:25:01.630 --> 00:25:20.109

Truro Media: we generally, I will say right now, from a short term, rental perspective, we have approximately 450 registered properties. There's about 50 that are out of compliance right now. And so this would help us bring those other 50 into compliance. That's a big number, if you think about. If the registration fee is \$450. Now.

203

00:25:20.160 --> 00:25:29.290

Truro Media: loss, revenue and loss compliance issues with not not having those those units under the towns and the State

204

00:25:29.310 --> 00:25:30.839

Truro Media: compliance

205

00:25:30.890 --> 00:25:36.220

Truro Media: could be fixed with some of these these bylaws. So does that answer your question?

206

00:25:36.320 --> 00:25:59.170

Truro Media: It did. I just wanted to ask a follow up. So how do you identify units that are out of compliance? Is that something that was registered previously and isn't anymore. So the town of Truro uses the

uses a software package called Avenue. It is. There's there's probably 3 or 4 packages nationwide that are used. We happen to use Avenue

207

00:25:59.310 --> 00:26:05.720

Truro Media: an avenue does what's called a scrape. They go through 40 to 50 different locations on the Internet

208

00:26:05.740 --> 00:26:22.239

Truro Media: to be able to identify when someone is posting their their property for rent short term rental. And so we're able to see when they generate those those types of rentals. And and they and then we can notify those individuals. If they're they have not registered

209

00:26:22.260 --> 00:26:31.550

Truro Media: it. It's all tied together. And so we get those notifications from the compliance team, and then we send out letters. To try to bring them within compliance.

210

00:26:31.710 --> 00:26:33.950

Truro Media: That makes sense. Okay, thank you.

211

00:26:37.240 --> 00:26:41.019

Truro Media: I have a question. Hang on one. Sec. Jack.

212

00:26:42.220 --> 00:26:47.399

Truro Media: are there. Currently this is for you, Darren, are there currently the

213

00:26:47.670 --> 00:26:50.920

Truro Media: fines laid out in the regulations? Or would

214

00:26:50.940 --> 00:26:54.250

Truro Media: this set out the fines?

215

00:26:55.790 --> 00:27:06.149

Truro Media: This this is intended to set out the fines. We do have a very limited fine structure that's existing in the bylaws if you're out of compliance, but this is to bring it into into kind of the

216

00:27:06.380 --> 00:27:08.800

Truro Media: and to where it should be as as a town.

217

00:27:09.320 --> 00:27:12.230

Thank you. 1 s. Yet.

218

00:27:12.270 --> 00:27:15.170

Truro Media: Kelly, is there anybody online? Okay, go ahead, Jack.

219

00:27:15.760 --> 00:27:24.829

Truro Media: Yes, thank you, Ann. Just my name is Jack Reemer. and I reviewed the content of this

220

00:27:24.990 --> 00:27:26.000

proposal.

221

00:27:26.560 --> 00:27:29.940

Truro Media: and I read in the first couple sentences

222

00:27:30.100 --> 00:27:39.129

Truro Media: that it says, to see if the town will vote to Amant Truro. General Bylaws, chapter 2, licensing and permits by deleting

223

00:27:39.290 --> 00:27:44.799

Truro Media: section one in its entirety and replacing it with the following.

224

00:27:45.230 --> 00:27:49.879

Truro Media: now I've watched closely as you've brought us through

225

00:27:49.960 --> 00:27:52.880

Truro Media: what is being proposed to

226

00:27:54.470 --> 00:27:57.689

Truro Media: supplement or to, or to take the place of

227

00:27:58.270 --> 00:28:02.010

Truro Media: Chapter 2, licensing and permits section one.

228

00:28:02.400 --> 00:28:07.189

Truro Media: and I've taken the time to read it. And there's a number of elements

229

00:28:07.340 --> 00:28:10.579

Truro Media: that are in the general bylaws currently

230

00:28:10.700 --> 00:28:13.119

Truro Media: that don't seem to be included.

231

00:28:13.330 --> 00:28:17.049

Truro Media: And what's being proposed here as a replacement

232

00:28:17.080 --> 00:28:18.850

Truro Media: to this general bylaw.

233

00:28:19.280 --> 00:28:26.239

Truro Media: Jack, could you read? Are there headings for the areas you that are. Could you just read those?

234

00:28:26.250 --> 00:28:28.320

Truro Media: Well, the first one is

235

00:28:28.340 --> 00:28:34.729

Truro Media: section one, renting and leasing buildings, 2, 2 dash, one dash, one that States

236

00:28:34.820 --> 00:28:40.489

Truro Media: no building may be leased or rented residentially for any period of 100

237

00:28:40.520 --> 00:28:42.080

Truro Media: and 20 days.

238

00:28:42.680 --> 00:28:46.850

Truro Media: or fewer days, until the building or appropriate

239

00:28:46.960 --> 00:28:47.920

Truro Media: portion

240

00:28:48.340 --> 00:28:52.150

Truro Media: of it has been registered with the leasing agent.

241

00:28:52.370 --> 00:28:55.750

Truro Media: So now we're changing. What's a short term rental

242

00:28:56.220 --> 00:29:00.449

Truro Media: from what this says was a hundred 20 days or less

243

00:29:00.800 --> 00:29:09.700

Truro Media: so now, being 31 days or less. Do I understand that correctly? So there, there's a question for you to capture Katie.

244

00:29:10.370 --> 00:29:18.030

Truro Media: Is this changing the definition of short-term rental from less than a hundred 20 days to less than 30 days.

245

00:29:18.710 --> 00:29:21.559

Truro Media: Okay, next one, Jack. Under 2.

246

00:29:21.610 --> 00:29:23.809

Truro Media: Dash, one dash, 2.

247

00:29:24.130 --> 00:29:25.340

Truro Media: It states.

248

00:29:25.690 --> 00:29:29.209

Truro Media: the town's licensing agent shall determine

249

00:29:29.230 --> 00:29:34.929

Truro Media: the number of persons that the premises can legally accommodate.

250

00:29:35.140 --> 00:29:41.560

Truro Media: and shall issue a certificate of registration to the premises. I see this as being important.

251

00:29:41.650 --> 00:29:47.990

Truro Media: and I don't see it addressed in what's being proposed today. And again, the section number

252

00:29:48.280 --> 00:29:54.969

Truro Media: 2, dash one, dash 2. Okay, Katie. 2. Dash, one dash, 2 about number of

253

00:29:55.050 --> 00:29:56.230

occupants.

254

00:29:57.760 --> 00:30:08.969

Truro Media: Okay, yes, legally okay, and 2 minus 1. 3 States. Every property owner who offers registered living accommodations for rent

255

00:30:09.190 --> 00:30:10.140

Truro Media: shall

256

00:30:11.350 --> 00:30:13.450

Truro Media: shall have available

257

00:30:13.710 --> 00:30:17.510

Truro Media: one absent, an agent authorized to act

258

00:30:17.580 --> 00:30:24.760

Truro Media: in case of an emergency. I don't see this incorporated. 2. Dash, one dash, 3. Yes, perfect.

259

00:30:25.620 --> 00:30:27.810

Truro Media: This is the advantage of

260

00:30:28.190 --> 00:30:34.910

Truro Media: not having to defend. It's like, Okay, these are missing things. We'll we'll address them.

261

00:30:34.950 --> 00:30:37.790

Truro Media: So Katie's got them. We've got them recorded.

262

00:30:37.870 --> 00:30:39.790

Truro Media: if I may continue. Okay.

263

00:30:40.930 --> 00:30:42.959

Truro Media: 2. Dash, one dash, 3.

264

00:30:44.350 --> 00:30:46.210

Truro Media: Having an agent.

265

00:30:48.670 --> 00:30:52.490

Truro Media: You want me to repeat it. What it says. Nope, that's okay. Next one.

266

00:30:52.510 --> 00:30:55.290

Truro Media: 2, dash, one dash, 4 States.

267

00:30:55.480 --> 00:31:01.229

Truro Media: Any building or portion thereof which must be registered in accordance with this bylaw

268

00:31:01.320 --> 00:31:04.770

Truro Media: must be registered each year.

269

00:31:04.780 --> 00:31:10.999

Truro Media: I don't see that incorporated into this 2, 1, 4 Katie

270

00:31:11.170 --> 00:31:20.929

Truro Media: registered each year. II don't know if it is or isn't, but we need to make sure it is so we blanketly eliminated all of this

271

00:31:21.040 --> 00:31:24.249

Truro Media: or so. This is. This is a draft article.

272

00:31:24.290 --> 00:31:30.600

Truro Media: You've identified things that you think have been eliminated. We need to go back

273

00:31:30.730 --> 00:31:33.600

Truro Media: and look. Thank you absolutely.

274

00:31:35.760 --> 00:31:36.550

of course.

275

00:31:39.020 --> 00:31:53.810

Truro Media: Thank you, Jack. So if you take a look at 1.4 regulations and fees, this is where Town Council identified this section as this is where the Select Board would create the regulations that would help us

276

00:31:54.240 --> 00:32:22.480

Truro Media: capture all of those areas of the existing general bylaw that are no longer would no longer be in the general bylaw. So basically, the Select Board would have a set of regulations that would ideally capture all of those things listed. And they do talk. He did include to regulate long-term rentals in that section which is the rentals that would be under the 120 days that are specified in the existing general bylaw.

277

00:32:22.480 --> 00:32:25.340

Truro Media: But obviously more than the 30

278

00:32:25.670 --> 00:32:29.270

Truro Media: one days that are currently in the

279

00:32:29.490 --> 00:32:31.590

Truro Media: bylaw that you're looking at.

280

00:32:31.860 --> 00:32:33.270

That helped.

281

00:32:33.630 --> 00:32:41.539

Truro Media: Thank you, Kelly, but I think it would be beneficial to have this fleshed out as to what actions the Select Board would be taking

282

00:32:41.680 --> 00:32:43.739

Truro Media: to accommodate for this.

283

00:32:44.290 --> 00:32:48.559

Truro Media: Loss of a general bylaw. Section one.

284

00:32:48.990 --> 00:32:53.059

Truro Media: So, Jack, you you're making the point that

285

00:32:53.950 --> 00:32:56.839

Truro Media: rather than leave it wide open.

286

00:32:57.350 --> 00:33:06.529

Truro Media: and in effect say to the select board, reinvent the wheel that we already invented again, maybe we could include this in this article

287

00:33:08.100 --> 00:33:14.809

Truro Media: include these points. Thank you. Okay, great thanks, Jack. And one more point. You do. Stayed in here somewhere

288

00:33:15.030 --> 00:33:16.450

Truro Media: that

289

00:33:17.560 --> 00:33:19.359

Truro Media: there's no dig

290

00:33:19.700 --> 00:33:21.730
that this would go into effect

291

00:33:21.880 --> 00:33:26.880
Truro Media: for the benefit of the public. When would a general bylaw become effective?

292

00:33:30.110 --> 00:33:33.030
Truro Media: Got that one, Katie? I see.

293

00:33:34.960 --> 00:33:39.460
Thank you. you haven't answered a quick answer.

294

00:33:44.020 --> 00:33:44.730
or

295

00:33:55.360 --> 00:33:59.009
Truro Media: but yes, and having a date certain

296

00:33:59.080 --> 00:34:00.450
might be helpful.

297

00:34:01.300 --> 00:34:04.160
Truro Media: That would account for the process.

298

00:34:05.330 --> 00:34:11.229
Truro Media: Yes, sir, I think that the there is a part in this that the Ag. Takes.

299

00:34:11.389 --> 00:34:17.359
Truro Media: but yet I believe it may be the date that it's advertised. If it's a general bylaw

300

00:34:17.370 --> 00:34:19.120
that it becomes effective.

301

00:34:19.250 --> 00:34:24.090
Truro Media: irrespective of whether it's approved at a later date by the Attorney General.

302

00:34:24.790 --> 00:34:26.429
Okay? So

303

00:34:27.040 --> 00:34:28.949

Truro Media: you got all that right, Katie.

304

00:34:29.980 --> 00:34:33.790

Truro Media: Okay, II can't see a thing. I'm getting my new glasses this week.

305

00:34:35.159 --> 00:34:43.930

Truro Media: All right. Good. Thank you. Rich. Thank you. Ann rich Roberts. Just just a quick observation

306

00:34:43.960 --> 00:34:53.980

Truro Media: in the definition of short term rental. We talk about hotel, motel, lodging, house, etc. Do we want to include cottage colony somewhere? Since that's something we see a lot of here.

307

00:34:54.090 --> 00:34:54.989

Okay.

308

00:34:55.480 --> 00:34:56.860

Truro Media: Katie's got it.

309

00:34:58.030 --> 00:34:58.780

Good.

310

00:34:59.830 --> 00:35:03.079

Truro Media: The advantage of having different brains. Look at this stuff.

311

00:35:03.940 --> 00:35:06.460

Truro Media: Anybody online.

312

00:35:08.910 --> 00:35:16.470

Truro Media: Okay. Back of the room, Barbara, or somebody with a mic. I don't know how you got volunteered to run, Barbara, but I volunteered.

313

00:35:18.690 --> 00:35:36.300

Truro Media: II just wanted to know. Please, Lee, Swiss low. Darren, you said, there's about 450 registrations. Do we know how many of those are ones that would be allowed to continue if this passes, you know the family ones, and which of them

314

00:35:36.560 --> 00:35:38.890

Truro Media: would fall under the

315

00:35:39.160 --> 00:35:47.800

Truro Media: corporate ownership escort whatever factional ownership? So how many would continue? How many, if how many would be in that other bucket?

316

00:35:51.220 --> 00:36:07.330

Truro Media: I can. We can. We can provide those numbers separate from this the John Ajas and and mix between John as our assessors office and and our short term registration list can be can produce that those numbers. I can't give you those numbers right? Right? Right? Right? Right? Right? Right right now. So.

317

00:36:09.150 --> 00:36:15.880

Truro Media: And that's good information for us to have and to be provided hopefully in the explanation on the warrant.

318

00:36:26.330 --> 00:36:27.000

Yeah.

319

00:36:27.580 --> 00:36:40.309

Truro Media: Stephanie, yeah, I'll say that again, please. Sorry. I was just to her point. The ones that have already received the certificate would be grandfathered in as long as it didn't change hands.

320

00:36:40.400 --> 00:36:41.580

it could be

321

00:36:41.880 --> 00:36:50.540

Truro Media: inherited, I believe we said, but if it, you know, truly changed through the will. Yes, I think the idea or the intent is moving forward

322

00:36:50.620 --> 00:36:55.980

Truro Media: to stall the corporate potential takeover of our little hamlet right?

323

00:36:56.930 --> 00:37:01.739

Truro Media: And having the the data that you talked about about

324

00:37:02.320 --> 00:37:05.659

Truro Media: the different types of ownership, if we know them, would be helpful.

325

00:37:06.480 --> 00:37:07.650

Okay, great

326

00:37:10.600 --> 00:37:11.320

going.

327

00:37:12.340 --> 00:37:14.670

Truro Media: Oh, she got nothing online. Okay.

328

00:37:15.000 --> 00:37:20.590

Truro Media: anything else about this one. Just so folks know we are right on time.

329

00:37:21.980 --> 00:37:26.739

Truro Media: The next one is really short. That that was the long one.

330

00:37:27.600 --> 00:37:29.800

Truro Media: Okay, the next one

331

00:37:30.350 --> 00:37:31.850

Truro Media: is

332

00:37:36.700 --> 00:37:40.039

Truro Media: limit. The number of short term rentals per owner

333

00:37:40.760 --> 00:37:42.370

very complicated.

334

00:37:43.690 --> 00:37:48.689

Truro Media: creates a general bylaw limiting any owner to 2 short term rentals.

335

00:37:49.520 --> 00:38:01.799

Truro Media: and just to be clear for the next level of conversation.

There is nothing in these 2 articles or the articles combined that puts a cap on short term rentals and Truro

336

00:38:02.280 --> 00:38:03.640

just to be clear.

337

00:38:04.610 --> 00:38:06.239

Truro Media: So next one Kelly.

338

00:38:07.600 --> 00:38:08.810

Truro Media: So

339

00:38:09.910 --> 00:38:20.730

Truro Media: the limitation on the number of short term rentals and owner and the owner is defined in the prior article, and we probably should have that definition in this article as well.

340

00:38:20.890 --> 00:38:23.109

Truro Media: So, Katie, you'll grab that one.

341

00:38:23.480 --> 00:38:29.589

Truro Media: An owner may register to operate only 2 dwelling units as short-term rentals.

342

00:38:30.820 --> 00:38:32.249

Truro Media: and the owner

343

00:38:32.740 --> 00:38:38.200

Truro Media: is defined single person, marital unit group of people, Llc. Or a trust.

344

00:38:41.080 --> 00:38:52.330

Truro Media: If a person owns or is listed as a manager and or is an agent for 4 or more dwelling units. That person must choose only 3 units

345

00:38:52.610 --> 00:38:55.309

Truro Media: to be registered as short-term rentals.

346

00:38:56.530 --> 00:39:07.269

Truro Media: No person shall have more than 3 legal or equitable title or beneficial interest in dwelling units used for short term rentals, except as provided for above.

347

00:39:08.050 --> 00:39:15.959

Truro Media: An owner may hire a property management company to list and manage short term rentals. But the registration must be in the owner's name.

348

00:39:17.490 --> 00:39:22.300

Truro Media: So clarification questions is there parts of this that

349

00:39:22.380 --> 00:39:30.679

Truro Media: don't make sense? I'm hoping somebody has the same math problem. I do. Go ahead, Stephanie Stephanie Ryan. Thank you.

350

00:39:31.290 --> 00:39:40.279

Truro Media: to his point. Where does a college colony fit into this? So if I bought a cottage cottage colony tomorrow.

351

00:39:40.320 --> 00:39:46.430

Truro Media: and they're metal units. I know I would be. That would I would be over the moon. I can't afford that's never going to happen.

352

00:39:46.480 --> 00:39:48.030

Truro Media: But

353

00:39:48.550 --> 00:39:54.080

Truro Media: are those each individual units? I guess that would go back to the definitions, probably

354

00:39:56.320 --> 00:40:00.790

Truro Media: just something to think about. And I'm I'm watching Katie capturing it. Thank goodness.

355

00:40:01.600 --> 00:40:02.510

okay.

356

00:40:03.350 --> 00:40:05.029

Truro Media: question or response.

357

00:40:06.100 --> 00:40:09.360

I would do. Yes, please.

358

00:40:14.170 --> 00:40:23.460

Truro Media: Okay. Lisa P. Kelly is gonna unmute you. But you're gonna need to unmute and video. Turn on your video yourself.

359

00:40:23.900 --> 00:40:25.679

Lisa P: Okay, can you hear me?

360

00:40:25.700 --> 00:40:29.220

Truro Media: Yes, we can. It won't let me on video.

361

00:40:30.170 --> 00:40:32.440

Lisa P: It says the host has stopped me.

362

00:40:32.890 --> 00:40:36.079

Lisa P: Try again. Okay, now, Hi.

363

00:40:36.880 --> 00:40:44.149

Lisa P: I'm Lisa Pinero. I have a question about that last bullet point. An owner may hire a property Management company.

364

00:40:44.420 --> 00:40:49.550

Lisa P: Sorry. Can you go back to that

365

00:40:50.350 --> 00:40:51.330

Lisa P: slide?

366

00:40:52.270 --> 00:40:53.130

Hang on

367

00:40:54.210 --> 00:41:00.199

Lisa P: to list and manage such rentals? But the registration must be in the owner's name

368

00:41:00.230 --> 00:41:12.370

Lisa P: if it's in an Llc. Or trust it may not be in the owners name. So what does that mean for folks who have their home in an Llc. Or trust.

369

00:41:12.970 --> 00:41:17.220

Truro Media: If you go down to the definition of owner, right?

370

00:41:17.230 --> 00:41:24.659

Truro Media: It says owner is defined in the prior article, can be a single person, marital unit group of units, Llc. Or trust.

371

00:41:25.230 --> 00:41:33.330

Lisa P: Okay? Because it says owners name. So that just the word name concerns me. But as long as that's

372

00:41:33.990 --> 00:41:35.990
Lisa P: that's clear. Now, thank you

373
00:41:36.840 --> 00:41:39.380
Truro Media: absolutely. Kristen.

374
00:41:41.940 --> 00:41:51.019
Truro Media: to add insult to injury, and to me this even more confusing for folks. I just when

375
00:41:51.020 --> 00:42:16.599
Truro Media: I brought this to the Select Board, and then the planning board to bring it to the town. To review this, it was brought to my attention that Provincetown had some members of their community, who were only comfortable with one dwelling unit as a short term rental, and 2 was what passed at their town meeting. But I, just as we retro. Fit this for Truro, like rich Roberts comment about cottage colonies.

376
00:42:16.800 --> 00:42:35.720
Truro Media: we are not resigned to only have 2. It could be, as Ann mentioned, in a meeting in preparation for this event it could be 3, it could be more. So. I just want folks at home, as you know, voters thinking that the number 2 could change if if that was the will of the people.

377
00:42:39.100 --> 00:42:42.210
Truro Media: Okay, that sort of moves us into

378
00:42:42.450 --> 00:42:45.430
Truro Media: discussion. But before we do that.

379
00:42:45.920 --> 00:43:12.759
Truro Media: Lee, is this still trying to clarify? Because that's what we need to do first is make sure we're all on the same page. Lise was slow. II don't know. I must be stupid today. I don't understand it. The owner may register to operate 2 dwelling units, but then, if they're an agent, they can choose 3 out of 4 like I totally do not get what this is talking about, Lee. When I said I wanted to see if anybody else had my math problem.

380
00:43:12.830 --> 00:43:14.539
Truro Media: There's my math problem.

381
00:43:14.610 --> 00:43:19.130
Truro Media: So this to me. It may be correct.

382

00:43:19.290 --> 00:43:21.869

Truro Media: but I find it very unclear.

383

00:43:22.790 --> 00:43:26.779

Truro Media: You may register to operate only 2 dwelling units.

384

00:43:27.800 --> 00:43:36.120

Truro Media: But if you already own or manage, or are an agent for 4, then you can do 3.

385

00:43:36.390 --> 00:43:40.889

Truro Media: Is is that what this says is my first question.

386

00:43:41.110 --> 00:43:43.599

Truro Media: and I don't know who can answer that

387

00:43:43.850 --> 00:43:45.170

Truro Media: Kristen Barron.

388

00:43:46.040 --> 00:43:59.360

Truro Media: So I think so. Your question is fair, and I think what we have to try to get into is the mindset of short term rentals. Not just any rental. Okay, Christian. I want to make sure we're not

389

00:44:00.280 --> 00:44:03.389

Truro Media: trying to justify anything but

390

00:44:03.730 --> 00:44:08.020

Truro Media: what Lee and I, at least I don't know about anybody else, are struggling with

391

00:44:08.080 --> 00:44:09.799

Truro Media: is these 2

392

00:44:09.810 --> 00:44:20.120

Truro Media: bullets seem to be contradictory? Yes, and so what I feel like they're attempting to do, which is the difficult task is capture. All the existing.

393

00:44:21.030 --> 00:44:41.480

Truro Media: And what we're also trying to do is capture the existing and grandfather the existing, and limit the future, because to richest point. What if it's a cottage colony and not a house within any, an adu connected to it. And so we've got so many different types of buildings and types of use. And so this is attempting to try to.

394

00:44:41.570 --> 00:44:45.190

Truro Media: you know, wrangle in our existing

395

00:44:45.450 --> 00:44:50.239

Truro Media: varied options that that exist in our housing inventory.

396

00:44:52.800 --> 00:44:55.150

Darren Kelly, would you agree that? That?

397

00:44:55.400 --> 00:44:57.810

Truro Media: Would you agree that? That's the intent?

398

00:45:03.370 --> 00:45:07.320

Truro Media: I know that's not the best answer. But we've got so many complicated

399

00:45:07.480 --> 00:45:08.910

Truro Media: it it's

400

00:45:10.900 --> 00:45:21.040

Truro Media: it makes it now. It's not well done. We need to do a lot of work on it. But now I understand that these are 2 very distinct bullets.

401

00:45:21.340 --> 00:45:24.190

Truro Media: I if I bought something.

402

00:45:24.260 --> 00:45:29.889

Truro Media: if we passed this and I bought something that I could that had 4 units in it.

403

00:45:29.900 --> 00:45:31.560

Truro Media: I could only

404

00:45:32.580 --> 00:45:36.749

Truro Media: newly register 2 of them as short-term rentals.

405

00:45:37.530 --> 00:45:48.990

Truro Media: So a helpful example, maybe, is, I have a freestanding condo, and I am part of a condo association already. I'm going to stop you

406

00:45:49.160 --> 00:45:54.900

Truro Media: 2 of them. Could you know, Kristen, you too too much, too much.

407

00:45:55.060 --> 00:46:05.000

Truro Media: I'm just trying to to explain that there are a lot of unique circumstances. So what we what it really boils down to. And and this is where I want to make sure I'm correct

408

00:46:05.670 --> 00:46:07.509

Truro Media: is, there's the

409

00:46:07.890 --> 00:46:08.970

Truro Media: new.

410

00:46:09.870 --> 00:46:14.330

Truro Media: And then the second bullet is trying to capture

411

00:46:14.750 --> 00:46:17.209

Truro Media: the grandfather grand parenting.

412

00:46:17.440 --> 00:46:27.630

Truro Media: so that we need to do a lot of work. So, Lee, I'm better now. Does that make? You don't have to agree with it? But does it make sense

413

00:46:27.660 --> 00:46:30.959

Truro Media: that way? Almost almost that.

414

00:46:31.080 --> 00:46:32.150

Truro Media: Okay.

415

00:46:33.310 --> 00:46:34.160

Truro Media: if.

416

00:46:34.620 --> 00:46:39.289

Truro Media: as you're pondering it if you like. Okay, all of it. But this.

417

00:46:39.580 --> 00:46:43.230

Truro Media: let us know what the this is. Okay, Nancy.

418

00:46:45.620 --> 00:46:46.470

Truro Media: thank you.

419

00:46:46.840 --> 00:46:52.350

Truro Media: I think, in my opinion, the 1.3 6, and thank you, Stephanie, for pointing it out to me again.

420

00:46:52.360 --> 00:47:01.229

Truro Media: The protection for existing, I think, needs to be a lot more it needs to jump out a lot more in order to get support or understanding. Really.

421

00:47:01.990 --> 00:47:12.129

Truro Media: my suggestion. So 1.3 6 is from the previous one. It is, and if it applies to the other ones, it needs to be in the other articles. Right? Yep.

422

00:47:13.090 --> 00:47:16.269

Truro Media: perfect. Yeah. And and also

423

00:47:16.320 --> 00:47:22.780

Truro Media: with the explanation, perhaps have that in the explanation on the warrant as well. Uhm. So, Lee.

424

00:47:22.810 --> 00:47:30.430

Truro Media: you are not alone, and it will be clearer, thanks to your question, and I feel better knowing that I'm not alone in that

425

00:47:32.210 --> 00:47:35.080

Truro Media: other anybody online.

426

00:47:36.180 --> 00:47:37.360

Jack, go ahead.

427

00:47:42.300 --> 00:47:46.010

Truro Media: Thank you again, and seeing us how we are advocating

428

00:47:46.790 --> 00:47:55.390

Truro Media: the leading chapter 2, section one, licensing and Permits. I already address some of the elements of this section.

429

00:47:55.670 --> 00:47:58.089

Truro Media: but I'd like to continue with 2

430

00:47:58.150 --> 00:48:00.260

Truro Media: dash, one dash. 5,

431

00:48:00.430 --> 00:48:01.650

that states

432

00:48:01.720 --> 00:48:05.799

Truro Media: the tenant occupying a portion, or all of a building

433

00:48:05.840 --> 00:48:15.359

Truro Media: registered in accordance with the provisions of this bylaw. shall be eligible to park in all town, beach, and beach parking lots.

434

00:48:15.590 --> 00:48:19.550

Truro Media: including those available only to holders of a resident beach sticker.

435

00:48:19.580 --> 00:48:24.580

Truro Media: and shall be eligible. or a beach parking sticker at a nonresident state.

436

00:48:24.680 --> 00:48:27.609

Truro Media: So we were eliminating this. But it's

437

00:48:27.680 --> 00:48:29.579

it's just evaporating.

438

00:48:29.720 --> 00:48:36.159

Truro Media: and it's not going to be dealt with anywhere else. When people, you know are involved with

439

00:48:36.350 --> 00:48:41.699

Truro Media: renting and going down to the beach office. Okay, what's the number? Again, Jackie?

440

00:48:42.270 --> 00:48:48.819

Truro Media: 2. Dash, one dash, 5, 2 dash. Okay? And if I can continue, Katie's got it. Yep.

441

00:48:48.970 --> 00:48:51.240

Truro Media: 2 dash one dash 6.

442

00:48:54.010 --> 00:48:55.979

Truro Media: It's about beach permits.

443

00:48:57.170 --> 00:49:00.470

Truro Media: That's the short version. And this is important.

444

00:49:00.790 --> 00:49:05.139

Truro Media: The funds generated by the rental registration fees

445

00:49:05.240 --> 00:49:07.699

Truro Media: shall be available generally

446

00:49:07.850 --> 00:49:14.470

Truro Media: to defray the costs of registration record keeping the administration of the beach program.

447

00:49:14.500 --> 00:49:18.419

Truro Media: the maintenance and improvement of town beaches and parking lots.

448

00:49:18.650 --> 00:49:23.069

Truro Media: the installation of signs, the furnishing of sanitary facilities.

449

00:49:23.130 --> 00:49:26.169

Truro Media: provision of facilities for the physically handicapped.

450

00:49:26.690 --> 00:49:29.309

Truro Media: and the supply and operation

451

00:49:29.350 --> 00:49:31.480

Truro Media: of associated amenities.

452

00:49:31.550 --> 00:49:36.719

Truro Media: This doesn't seem to be dealt anywhere in what's being proposed here today.

453

00:49:36.810 --> 00:49:40.470

Truro Media: So and I'm wondering again, does it evaporate is lost.

454

00:49:41.070 --> 00:49:46.369

Truro Media: or that that allocation information is lost. Yes.

455

00:49:46.510 --> 00:49:51.530

Truro Media: 2, dash one dash 6, which is allocation of the fees.

456

00:49:52.570 --> 00:49:56.440

Truro Media: And thank you very much. That's it. Okay, thanks, Jack.

457

00:49:59.070 --> 00:50:03.430

Truro Media: Okay, we are now officially ahead of schedule.

458

00:50:03.490 --> 00:50:04.520

Truro Media: So

459

00:50:04.780 --> 00:50:09.279

Truro Media: I know Stephanie's like, Oh, my God, we've been here since. What? 3,

460

00:50:09.720 --> 00:50:11.619

Truro Media: 2, 30

461

00:50:12.990 --> 00:50:18.769

Truro Media: other. Let's talk about. Now, the meat of this this is limiting.

462

00:50:18.890 --> 00:50:22.349

Truro Media: Moving forward. It would limit short-term rentals

463

00:50:23.110 --> 00:50:25.040

Truro Media: for any owner to 2.

464

00:50:26.890 --> 00:50:29.789

Truro Media: Is that is, that a good number for Truro.

465

00:50:29.820 --> 00:50:33.550

Truro Media: Should it be 3? Should it be one? Should it be 17,

466

00:50:41.500 --> 00:50:46.669

Truro Media: you know? And and if people aren't having a negative reaction to 2 that says something.

467

00:50:48.920 --> 00:50:50.129

Truro Media: Kevin. Go ahead.

468

00:50:52.100 --> 00:50:57.829

Truro Media: Thanks, Kevin Runwald again. I think it's hard to understand that question without

469

00:50:57.900 --> 00:51:01.550

Truro Media: knowing some of the other things that have been discussed in terms of

470

00:51:01.580 --> 00:51:09.469

Truro Media: economic impact, of limiting short-term rentals where we are currently, what are some of the other

471

00:51:09.570 --> 00:51:31.110

Truro Media: costs that we experience or impact, particularly in neighborhoods of multiple short term rentals. So I just feel like there's some context missing. To be able to answer that question. Could you flesh out a little bit. Kevin. What would be helpful information?

472

00:51:31.210 --> 00:51:35.169

Truro Media: Well, so one of the things that was was discussed in here

473

00:51:35.280 --> 00:51:42.600

Truro Media: was looking at limiting short-term rentals with an eye towards the economic impact

474

00:51:42.800 --> 00:51:57.929

Truro Media: on the town by eliminating taxes and fees associated with those short-term rentals. So if if we had maybe an idea of what what that total number is. And then

475

00:51:58.110 --> 00:52:01.349

Truro Media: per unit, how it starts to impact

476

00:52:01.570 --> 00:52:07.849

Truro Media: our finances. So we kind of make a decision about. So what can we afford

477

00:52:07.960 --> 00:52:16.879

Truro Media: when we talk about limiting short-term rentals, and I think the the same is true. It's a little bit probably harder to delineate.

478

00:52:16.920 --> 00:52:18.410

Truro Media: But

479

00:52:18.620 --> 00:52:26.990

Truro Media: When you talk about again preserving a quality of life for a neighborhood, and I don't think that those are the words that were used.

480

00:52:27.050 --> 00:52:38.080

Truro Media: I think that this part of the intent is to look at how short term rentals impact a residential neighborhood. So maybe having a sense of location of

481

00:52:38.240 --> 00:52:45.920

Truro Media: where rentals are right now do we have pockets of these? I mean, obviously, Beach Point comes to mind. But

482

00:52:46.110 --> 00:52:51.840

Truro Media: I don't think of that as a as a residential neighborhood. I know that there are people who live there year round. But

483

00:52:51.910 --> 00:52:53.440

Truro Media: do we have

484

00:52:53.470 --> 00:53:08.670

Truro Media: other residential neighborhoods, residential neighborhoods that need to be protected, and then what it. What is the tipping point in terms of doing that? So I don't know if that response of what you're asking at. No, that was helpful. And

485

00:53:08.790 --> 00:53:12.950

Truro Media: Fortunately or unfortunately, we have a very capable assessor.

486

00:53:12.970 --> 00:53:14.310

Truro Media: So

487

00:53:15.340 --> 00:53:19.989

Truro Media: creating such a map is not out of the realm of possibility

488

00:53:20.420 --> 00:53:21.350

so

489

00:53:22.170 --> 00:53:23.860

Truro Media: great. Thank you.

490

00:53:23.910 --> 00:53:30.569

Truro Media: and I see Katie's down to the bottom of the third page. So I'm officially declaring this a success.

491

00:53:30.780 --> 00:53:39.820

Truro Media: Other questions, comments, wonderings. Yeah, I think it's a great idea. I'm not sure the numbers right. But yes, we need to do this

492

00:53:40.110 --> 00:53:41.800

Truro Media: anything, Sue

493

00:53:46.240 --> 00:53:49.509

Truro Media: Sue Harrison. I think the number might

494

00:53:49.970 --> 00:53:57.009

Truro Media: be open to change once we get the answer about cottage colonies, or whether we grandfather cottage colonies because

495

00:53:57.040 --> 00:53:58.999

Truro Media: there are a number of them that have

496

00:53:59.010 --> 00:54:01.719

Truro Media: well over 2. So

497

00:54:02.390 --> 00:54:04.439

Truro Media: chicken and egg situation

498

00:54:05.850 --> 00:54:06.810

Truro Media: fair enough.

499

00:54:10.030 --> 00:54:11.100

Truro Media: Okay.

500

00:54:12.320 --> 00:54:15.009

Truro Media: no need to belabor. Now we'll get into

501

00:54:15.450 --> 00:54:22.229

Truro Media: I appreciate one. Yeah, I appreciate Sue's comment. And if I can just talk about

502

00:54:22.380 --> 00:54:33.890

Truro Media: the ethos of bringing this before Truro. It is not to take anything away from anybody who is currently doing business.

503

00:54:33.930 --> 00:54:56.259

Truro Media: that they they, if they own a cottage, people could disagree with me about this, but if they own a cottage colony, and that is a generational business that has been supporting that that family for decades. I don't wanna. I don't want to stop any current business that's happening in town that is impacting our friends and our neighbors.

504

00:54:56.300 --> 00:55:14.070

Truro Media: And so the genesis of this is about the future, protecting the Truro, now from potential future concerns related to short-term rentals and corporations with a different interest

505

00:55:14.100 --> 00:55:25.129

Truro Media: than we have regarding the the sacredness of this community. So I just you make the point, Anne, that we need to be really clear about that. And I,

506

00:55:25.780 --> 00:55:43.570

Truro Media: you know town meeting will decide what they have an appetite for. But I, personally, when I came up with this, it is not to take away anything that currently exists. I want everything to be grandfathered. If I had my druthers, everything is currently grandfathered in, and it is protections for the future.

507

00:55:43.720 --> 00:55:50.620

Truro Media: and it may be that as the work is done on rewriting these these articles.

508

00:55:50.640 --> 00:55:54.199

Truro Media: instead of being down at the bottom, maybe that's the first bullet.

509

00:55:54.500 --> 00:55:59.650

Truro Media: you know that we're very clear. We are protecting what is currently

510

00:55:59.790 --> 00:56:03.370

Truro Media: okay.

511

00:56:05.750 --> 00:56:07.540

Truro Media: Next one, Kelly.

512

00:56:08.950 --> 00:56:11.970

Truro Media: And I gotta say, this one just makes my head hurt.

513

00:56:14.570 --> 00:56:15.630

Truro Media: So

514

00:56:16.090 --> 00:56:18.220

Truro Media: a ban on the use

515

00:56:18.580 --> 00:56:25.299

Truro Media: of any dwelling unit in the town as a fractional ownership interval or timeshare unit.

516

00:56:25.780 --> 00:56:31.009

Truro Media: So it does define times, share interval. Fractional ownership

517

00:56:31.360 --> 00:56:34.909

Truro Media: prohibits these in all districts in Truro.

518

00:56:37.350 --> 00:56:44.220

Truro Media: But this does not apply to non-commercial groups which are explained and identified. That's the basics of it.

519

00:56:46.740 --> 00:56:47.780

Truro Media: So

520

00:56:48.720 --> 00:56:53.340

Truro Media: right away. I'm looking at the definition, and it lumps. Question. Please

521

00:56:54.000 --> 00:56:58.979

Truro Media: go ahead, Jack. I see this provides for adding a new section.

522

00:56:59.360 --> 00:57:04.889

Truro Media: Right? Hang on, Jack. We're we're just trying to go through. Do people know what's here

523

00:57:05.000 --> 00:57:07.969

Truro Media: before we comment on it? So hold that thought

524

00:57:09.520 --> 00:57:15.730

Truro Media: so right now, I'm seeing the definition for timeshare interval or

525

00:57:16.140 --> 00:57:20.409

Truro Media: fractional ownership unit is all lumped into one.

526

00:57:21.770 --> 00:57:26.269

Truro Media: They're they're not defined separately. So that's something that needs to be looked at.

527

00:57:27.330 --> 00:57:30.490

Truro Media: How you doing, Katie? Okay?

528

00:57:31.700 --> 00:57:35.480

Truro Media: in this last article

529

00:57:35.980 --> 00:57:42.389

Truro Media: need to re-look at the definition of timeshare interval or fractional ownership unit.

530

00:57:43.890 --> 00:57:46.950

Truro Media: because they are currently all lumped together.

531

00:57:47.550 --> 00:57:56.470

Truro Media: And that may be okay for the purposes of this or it may not, we may need to do as Bob was was outlining, defining each one separately.

532

00:57:56.880 --> 00:57:59.769

Truro Media: I don't know the answer, but somebody's got to look at that.

533

00:58:03.380 --> 00:58:04.420

Truro Media: So

534

00:58:06.290 --> 00:58:15.619

Truro Media: the definition is any dwelling unit which is owned by limited liability company, a corporation, a partnership or other joint ownership structure

535

00:58:16.930 --> 00:58:19.550

Truro Media: in which unrelated people

536

00:58:19.570 --> 00:58:21.820

Truro Media: owns or entities.

537

00:58:22.110 --> 00:58:26.940

Truro Media: own cell purchase or otherwise, for consideration, create or acquire

538

00:58:27.490 --> 00:58:35.990

Truro Media: any divided property interest, including co-ownership, fractional divided estates, shares, leaseholder memberships

539

00:58:36.650 --> 00:58:44.869

Truro Media: which are subject to, or subsequently bound by, any agreement limiting the right or functional ability of interest holders.

540

00:58:44.880 --> 00:58:50.050

Truro Media: or their designees to occupy or use the property to their respective interests.

541

00:58:50.310 --> 00:59:01.360

Truro Media: or any other agreement which limits interest holders or their designees use of the property to fractional reservations through the stay limitations of any duration.

542

00:59:02.030 --> 00:59:09.390

Truro Media: and then on the next slide. But don't go there yet, Kelly. It says how you can establish that that happens.

543

00:59:10.200 --> 00:59:11.500

Truro Media: So

544

00:59:13.070 --> 00:59:19.029

Truro Media: I divided this up like this. It's not divided up like this in the article.

545

00:59:22.900 --> 00:59:26.749

Truro Media: Is this understandable? Or do we need to?

546

00:59:26.860 --> 00:59:29.330

Truro Media: Is this an understandable definition.

547

00:59:30.160 --> 00:59:31.220

First of all.

548

00:59:32.430 --> 00:59:37.919

Truro Media: No, I'm seeing nose. I'm seeing blank looks, Jack.

549

00:59:39.370 --> 00:59:48.800

Truro Media: So here you identify fractional ownership in part as a commercial occupancy. Use.

550

00:59:49.740 --> 00:59:53.430

Truro Media: Jack, where are you under a

551

00:59:56.190 --> 00:59:57.780

Truro Media: one? A.

552

00:59:58.020 --> 01:00:02.030

Truro Media: In in this third article? Yes. Okay.

553

01:00:03.200 --> 01:00:07.789

Truro Media: So we have a commercial occupancy use in a residential zone.

554

01:00:08.700 --> 01:00:10.090

Truro Media: Is that permitted.

555

01:00:10.190 --> 01:00:16.370

Truro Media: Okay, so, Jack, I'm I'm gonna stop you again. We're trying to. First do. We all agree

556

01:00:17.460 --> 01:00:19.160

Truro Media: that we understand what's in it.

557

01:00:19.190 --> 01:00:21.630

Truro Media: Then we're gonna get to the questions.

558

01:00:23.990 --> 01:00:28.800

Truro Media: You've done more homework than most of us. So you so you're a little bit ahead of a lot of us.

559

01:00:31.550 --> 01:00:32.530

Truro Media: So

560

01:00:32.760 --> 01:00:39.539

Truro Media: I got a couple of head shakes going. No, this is not a good definition.

561

01:00:39.640 --> 01:00:41.920

Truro Media: I have had many people's.

562

01:00:42.000 --> 01:00:45.669

Truro Media: Tell me that if you go to town meeting and people are confused. It's a no.

563

01:00:46.130 --> 01:00:51.689

Truro Media: So we want it to be a yes. So. Katie, I would say.

564

01:00:52.460 --> 01:00:54.830

Truro Media: better, simpler definition

565

01:00:55.220 --> 01:00:56.929

Truro Media: for this third article.

566

01:01:02.610 --> 01:01:03.630

Okay.

567

01:01:04.460 --> 01:01:05.610

Truro Media: so

568

01:01:07.190 --> 01:01:12.970

Truro Media: we're going to get a better, simpler definition. I think most of us have a sense of

569

01:01:13.110 --> 01:01:17.650

Truro Media: what a timeshare fractional ownership is of something.

570

01:01:18.300 --> 01:01:21.430

Truro Media: So this bylaw, with a better definition

571

01:01:21.650 --> 01:01:28.830

Truro Media: would ban the use of any dwelling unit in town as a fractional ownership interval or time share.

572

01:01:30.770 --> 01:01:33.960

Truro Media: except for noncommercial groups.

573

01:01:34.080 --> 01:01:35.639

Truro Media: So families.

574

01:01:36.030 --> 01:01:38.680

Truro Media: partnerships, associations or trusts.

575

01:01:42.050 --> 01:01:43.050

Truro Media: So

576

01:01:45.660 --> 01:01:49.470

Truro Media: are we kind of in agreement as to what it says. Not, well.

577

01:01:51.070 --> 01:01:53.360

okay. anything online.

578

01:01:55.300 --> 01:01:56.010

Okay.

579

01:01:56.590 --> 01:02:02.629

Truro Media: All right. Rich. You doing. Let's do rich. And then back of the room, we're we're still on.

580

01:02:02.640 --> 01:02:04.810

Truro Media: Do we understand? Is it clear?

581

01:02:05.670 --> 01:02:10.979

Truro Media: Yeah, thank you. And I'm just comparing this language

582

01:02:11.040 --> 01:02:13.200

Truro Media: in the third zoning

583

01:02:13.320 --> 01:02:16.750

Truro Media: article with the language. In the first general

584

01:02:17.470 --> 01:02:26.119

Truro Media: general Bylaw, which seems more lenient in terms of ownership, is there? Is there? Are they different to the question

585

01:02:27.580 --> 01:02:33.569

Truro Media: and the the language in the first one came in this afternoon.

586

01:02:33.620 --> 01:02:42.500

Truro Media: so I don't know that anybody has compared it. But, Katie, can you capture that sort of what's the difference between the new language

587

01:02:42.860 --> 01:02:44.900

Truro Media: in the first article

588

01:02:44.970 --> 01:02:49.990

Truro Media: and the existing language in the third article? And this is about

589

01:02:50.390 --> 01:02:51.780

Truro Media: the definition of

590

01:02:51.850 --> 01:03:08.710

Truro Media: owner, basically of Who's who's an owner and who's not eligible as an owner and seems to be different between the 2. Okay? Great thanks. Rich. Lise Whistler. Yeah. So as I read it, I just keep getting stopped by the unrelated persons, since

591

01:03:10.220 --> 01:03:15.499

Truro Media: family can be defined in many different ways, and I think it's important that

592

01:03:16.000 --> 01:03:21.180

Truro Media: unrelated persons includes people who live in a chosen family situation.

593

01:03:24.520 --> 01:03:31.649

Truro Media: Which which bullet are you on there where it says. Second bullet got it. Yes.

594

01:03:33.740 --> 01:03:35.399

Truro Media: okay, Katie.

595

01:03:35.510 --> 01:03:37.750

Truro Media: here's slide

596

01:03:38.000 --> 01:03:41.729

Truro Media: 16, no.

597

01:03:42.560 --> 01:03:44.160

Truro Media: 15, I believe.

598

01:03:48.700 --> 01:03:49.970

Truro Media: Second bullet

599

01:03:50.280 --> 01:03:52.739

Truro Media: about unrelated persons

600

01:03:53.120 --> 01:03:55.290

Truro Media: that needs to be looked at.

601

01:04:03.020 --> 01:04:04.070

Okay.

602

01:04:04.470 --> 01:04:08.050

Truro Media: are we ready to dive into the Oh, Bob, go ahead

603

01:04:09.110 --> 01:04:13.679

Truro Media: at the Bob Weinstein, at the risk of repeating myself

604

01:04:14.000 --> 01:04:15.489

Truro Media: at the outset.

605

01:04:15.700 --> 01:04:19.019

Truro Media: This is confusing. If you look at the first

606

01:04:19.330 --> 01:04:26.839

Truro Media: sentence above the bullet points that's on the screen time share interval or fractional ownership unit.

607

01:04:27.300 --> 01:04:36.179

Truro Media: A timeshare is not an ownership unit. It is permission to use. Particular calendar period

608

01:04:36.310 --> 01:04:44.019

Truro Media: interval, or fractional ownership or equity interests in a property, and and none of this makes that clear. In fact.

609

01:04:44.110 --> 01:05:04.479

Truro Media: it confuses it because it keeps Co joining like under a and what I'm looking at. It reads fractional ownership, comma interval and time share units have similar character. That's not true. So we've we've established that the definition needs to be that has to be.

610

01:05:04.600 --> 01:05:09.730

Truro Media: you know, overall. The language here has to be clarified, and I think

611

01:05:10.030 --> 01:05:23.529

Truro Media: if memory serves me which it often does not. Nantucket and The vineyard have addressed the issue

612

01:05:23.670 --> 01:05:25.360

Truro Media: of fractional

613

01:05:25.400 --> 01:05:41.360

Truro Media: ownership, and I think they're on the path to prohibiting that. But anyway, we need the language clarified here. Thank you, Anne. Absolutely. And Katie, the slide number that I told you before was wrong. It's Slide 14.

614

01:05:42.010 --> 01:05:42.670

Yup.

615

01:05:43.320 --> 01:05:44.789

Truro Media: Yep, thank you.

616

01:05:45.860 --> 01:05:47.880

Truro Media: Okay, so

617

01:05:48.030 --> 01:05:49.420
Truro Media: conceptually.

618
01:05:49.910 --> 01:05:52.519
Truro Media: what do we think of banning

619
01:05:52.840 --> 01:05:56.040
Truro Media: these things that we have poorly defined

620
01:05:56.450 --> 01:05:58.309
Truro Media: in all districts in Truro

621
01:05:59.520 --> 01:06:01.160
Truro Media: pros, cons

622
01:06:01.730 --> 01:06:03.130
Truro Media: challenges.

623
01:06:07.470 --> 01:06:09.800
Truro Media: It's like a planning board meeting thumbs up

624
01:06:12.950 --> 01:06:17.770
Truro Media: all right. Devil's advocate. Can anybody come up with

625
01:06:18.540 --> 01:06:21.859
Truro Media: problems with doing this.

626
01:06:23.720 --> 01:06:24.820
Truro Media: problems

627
01:06:24.870 --> 01:06:26.680
Truro Media: that would apply to Truro

628
01:06:27.870 --> 01:06:29.030
Truro Media: for doing this.

629
01:06:30.060 --> 01:06:31.180
Truro Media: Go ahead, rich

630
01:06:31.270 --> 01:06:39.750

Truro Media: devils advocate. Thanks. And it isn't exactly a devil's advocate comment. But and it backs up into the definitions again.

631

01:06:40.030 --> 01:06:47.209

Truro Media: I'd like to hear a rationale. Why, C. Corporation is can't be an owner, but an S. Corporation can be.

632

01:06:47.520 --> 01:06:49.859

Truro Media: or, for that matter. Now I'll see.

633

01:06:49.960 --> 01:06:54.730

Truro Media: Is is there a legal reason for this? Is anybody looked into it?

634

01:06:59.280 --> 01:07:00.659

Truro Media: Put it on the list.

635

01:07:00.900 --> 01:07:04.830

Don't, don't you love. Put it on the list. Yeah.

636

01:07:05.410 --> 01:07:07.199

Truro Media: to be looked into. Thank you.

637

01:07:08.540 --> 01:07:10.310

Truro Media: Okay. So

638

01:07:10.490 --> 01:07:12.090

Truro Media: that was thumbs up

639

01:07:12.370 --> 01:07:17.830

Truro Media: for. Yes, we need to be doing this in Truro. Great alright!

640

01:07:19.430 --> 01:07:23.130

Truro Media: We have looked at 2 articles around

641

01:07:23.560 --> 01:07:27.199

Truro Media: short-term rentals, so make your mind back there.

642

01:07:27.800 --> 01:07:29.740

Truro Media: The first one

643

01:07:32.000 --> 01:07:34.510
Truro Media: eliminated corporate ownership.

644
01:07:35.320 --> 01:07:40.470
Truro Media: the second one limited right now to 2

645
01:07:40.700 --> 01:07:45.489
Truro Media: the number of rentals, short-term rentals any owner could have

646
01:07:46.390 --> 01:07:49.080
Truro Media: right now they are 2 separate articles.

647
01:07:51.180 --> 01:07:58.630
Truro Media: What are the pros for keeping them as 2 separate articles. What are there any pros to combining them into one article

648
01:08:01.570 --> 01:08:02.980
about?

649
01:08:04.360 --> 01:08:06.480
Okay. come on.

650
01:08:06.990 --> 01:08:08.800
Truro Media: So hold that, thought.

651
01:08:13.210 --> 01:08:16.929
Truro Media: Okay, Holly, hopefully. You can unmute yourself.

652
01:08:16.990 --> 01:08:20.830
Tollie Miller: Yes, I can thank you.

653
01:08:21.609 --> 01:08:23.349
Tollie Miller: can you? Hear me?

654
01:08:23.580 --> 01:08:40.399
Tollie Miller: We can hear you. Yes, can you? Great? Okay. So I just have a question about sorry to go back, but to to the fractional term, because for about 25 years I've owned a house of Truro with 3 of my closest friends, 2 of whom are married to each other

655
01:08:40.439 --> 01:08:46.910

Tollie Miller: and I. So I wanna make sure. I mean, maybe the the term chosen family

656

01:08:46.920 --> 01:08:49.869

Tollie Miller: kind of raised the question, too. But,

657

01:08:50.060 --> 01:08:56.310

Tollie Miller: I don't want to discover that because we've done this for all these years together, because we could never afford to

658

01:08:56.399 --> 01:09:14.020

Truro Media: have a place to share otherwise.

659

01:09:14.029 --> 01:09:15.939

Truro Media: a chosen family

660

01:09:16.130 --> 01:09:22.920

Truro Media: needs to be. We need to figure out how to integrate that. And Katie just told me she's already got that on the list.

661

01:09:23.290 --> 01:09:24.279

Tollie Miller: Thank you.

662

01:09:27.930 --> 01:09:30.899

Truro Media: question.

663

01:09:31.750 --> 01:09:38.779

Truro Media: Are, do you guys own it as a Llc. Or any trust, or just in all your names.

664

01:09:42.100 --> 01:09:44.499

Truro Media: Hang on, Kelly. I'll unmute you again.

665

01:09:46.300 --> 01:09:48.780

Truro Media: and you also don't have to answer the question.

666

01:09:50.279 --> 01:10:03.459

Truro Media: Okay, I'm sorry. I guess I I muted myself too fast. What is the question again? As individuals as a trust?

667

01:10:04.220 --> 01:10:18.159

Tollie Miller: No, it's it's as

668

01:10:18.230 --> 01:10:23.909

Tollie Miller: lawyer is recommended becoming an

669

01:10:24.460 --> 01:10:27.579

Truro Media: well, you're not going to get legal advice here.

670

01:10:27.610 --> 01:10:34.879

Tollie Miller: Alright, thank you. But we we absolutely need to make sure that language is.

671

01:10:34.900 --> 01:10:39.060

Truro Media: Our language includes these sorts of of families.

672

01:10:40.500 --> 01:10:41.450

Truro Media: Okay.

673

01:10:42.400 --> 01:10:55.150

Truro Media: so going to do we do one article for short term rentals that both bans commercial and sets a limit? Or do we do 2 separate articles, pros and cons?

674

01:10:55.320 --> 01:10:58.339

Truro Media: Stephanie's raising 2 fingers. So I'm gonna let her talk.

675

01:10:59.880 --> 01:11:02.390

Truro Media: We're gonna we're gonna do this in sign language.

676

01:11:04.290 --> 01:11:07.099

Truro Media: Thank you, Stephanie Ryan.

677

01:11:07.130 --> 01:11:12.480

Truro Media: I think we have a better chance of one or both passing if we split them.

678

01:11:12.630 --> 01:11:14.310

Truro Media: I think people

679

01:11:14.990 --> 01:11:30.149

Truro Media: could align with one or the other hopefully both, but I think, and especially with all of as we're seeing, there's some

confusion, and I am the first to say, if an article goes to town meeting, and if there's lack of clarity. It usually fails.

680

01:11:31.530 --> 01:11:32.240

Truro Media: I think

681

01:11:32.440 --> 01:11:36.730

Truro Media: we've done a lot of work today. And so I'm hoping by the time we do like

682

01:11:37.370 --> 01:11:49.510

Truro Media: have faith, that by the time we get to town meeting, all of that will be clarified, but I do think by splitting them we have a better chance of hopefully, both of them passing, but certainly one or the other.

683

01:11:51.220 --> 01:11:57.200

Truro Media: Sue Harrison. I agree with what Stephanie said, and I also they deal with 2 separate issues.

684

01:11:57.380 --> 01:12:03.690

Truro Media: So I think the separate issues should be dealt with in separate articles. You know, one is about

685

01:12:03.770 --> 01:12:10.489

Truro Media: corporations, and the other is about a number. So I think it's just cleaner to do it.

686

01:12:10.500 --> 01:12:12.789

Truro Media: Can you send that over to Jack?

687

01:12:13.720 --> 01:12:14.960

Perfect thanks.

688

01:12:16.470 --> 01:12:22.799

Truro Media: So general articles are a majority vote. and zoning articles are a two-thirds vote.

689

01:12:23.630 --> 01:12:26.249

Truro Media: So we've got to be careful about how we

690

01:12:26.410 --> 01:12:27.829

put these things together.

691

01:12:28.130 --> 01:12:36.979

Truro Media: and I believe the plan is, the 2 short-term rental articles would be general bylaws and the fractional ownership would be a zoning bylaw.

692

01:12:37.550 --> 01:12:39.169

That's the current plan.

693

01:12:41.140 --> 01:12:42.330

Okay?

694

01:12:45.440 --> 01:12:48.600

Truro Media: Very symmetrical, Katie. We'll have 4 sheets filled.

695

01:12:49.250 --> 01:12:50.330

Truro Media: Okay.

696

01:12:50.900 --> 01:12:54.180

Truro Media: Anybody want to advocate for one article.

697

01:12:56.060 --> 01:13:02.770

Truro Media: Okay, Kelly. The only thing you missed is 2 articles for short-term rental. No question

698

01:13:03.320 --> 01:13:04.450

at all.

699

01:13:05.020 --> 01:13:06.170

Truro Media: Okay.

700

01:13:06.230 --> 01:13:12.399

Truro Media: assuming we get these cleaned up nicely.

701

01:13:12.550 --> 01:13:19.709

Truro Media: Does anybody think we should not be bringing them to Springtown meeting?

702

01:13:24.030 --> 01:13:26.639

Truro Media: Can we get a mic back to Lee?

703

01:13:32.780 --> 01:13:37.549

Truro Media: It's not that I'm opposed to that. I guess my question about it would be there's been

704

01:13:37.680 --> 01:13:45.349

Truro Media: so much friction and controversy over other articles. Do we have any sense as to whether this article

705

01:13:45.990 --> 01:13:52.400

Truro Media: has people strongly advocating for it, or strongly advocating against it, or you know

706

01:13:53.560 --> 01:14:03.240

Truro Media: I would like to see it go to town meeting when you know this is a great group, but it's a very small group, and I'd like to feel like people know what's happening. And

707

01:14:03.380 --> 01:14:13.189

Truro Media: you know that that it moves that it comes up in a way that moves us closer together and able to work together and doesn't just create more division.

708

01:14:13.620 --> 01:14:14.610

Truro Media: So

709

01:14:15.110 --> 01:14:21.499

Truro Media: those are really good points. And this may be one of those issues that can bring people together

710

01:14:21.590 --> 01:14:23.090

hopefully.

711

01:14:23.580 --> 01:14:24.930

Truro Media: Kristen short.

712

01:14:27.480 --> 01:14:29.969

Truro Media: Thank you for your question.

713

01:14:30.210 --> 01:14:32.540

Truro Media: the the power of

714

01:14:32.600 --> 01:14:50.719

Truro Media: the small but mighty group of people in this room is proof of a unifying effort. This is the first time in the almost 6 years that I've been on the select board where the planning board and select board have been

715

01:14:50.820 --> 01:14:53.439

Truro Media: working together on

716

01:14:53.500 --> 01:14:56.919

Truro Media: articles for town meeting, so I've

717

01:14:56.930 --> 01:15:01.369

Truro Media: I'm sure it's happened in Truro's past, but not in Truro's

718

01:15:01.570 --> 01:15:12.960

Truro Media: recent past has our 2 boards sat together in a room to work on articles, and so already this first meeting is proof of its unifying power.

719

01:15:14.220 --> 01:15:17.290

Truro Media: And there's work to be done because

720

01:15:19.060 --> 01:15:21.379

Truro Media: people in Truro are pretty smart.

721

01:15:21.460 --> 01:15:29.770

Truro Media: And when stuff is this confusing to smart people, we need to get some work done to make it clear, so that

722

01:15:30.120 --> 01:15:39.049

Truro Media: any of us can say to somebody, this is what the article says. Boom, boom! Boom. Here's why I think you should vote for it. Boom, boom, boom! And they go. Okay.

723

01:15:39.270 --> 01:15:40.740

Truro Media: and that's the end of that.

724

01:15:40.860 --> 01:15:44.609

Truro Media: But we got some work to do to get there. Which brings us to

725

01:15:44.790 --> 01:15:45.750

Truro Media: now, what?

726

01:15:46.810 --> 01:15:48.720

Truro Media: So

727

01:15:48.890 --> 01:15:52.009

Truro Media: you can go to the next one next couple, Kelly.

728

01:15:52.050 --> 01:15:54.260

Truro Media: get us to what's next?

729

01:15:55.950 --> 01:15:56.800

Okay.

730

01:15:57.320 --> 01:15:58.350

Truro Media: So.

731

01:15:58.750 --> 01:16:01.260

Truro Media: as many of you know, there are

732

01:16:01.510 --> 01:16:12.330

Truro Media: policy procedures to follow. So I don't want folks to be surprised when possibly still, a very confusing version of the fractional ownership

733

01:16:12.830 --> 01:16:16.609

Truro Media: gets brought to the select board, and they vote to send it to the planning board.

734

01:16:17.130 --> 01:16:22.640

Truro Media: We there may not be time to clean it up before that happens.

735

01:16:22.680 --> 01:16:25.029

Truro Media: because we have

736

01:16:25.690 --> 01:16:31.799

Truro Media: the planning board has to then hold a required public hearing, and we have to give so much notice, and blah! Blah blah!

737

01:16:31.860 --> 01:16:40.620

Truro Media: That does not mean changes won't be made. The warrant closes, I believe tomorrow.

738

01:16:41.410 --> 01:16:45.289

Truro Media: for is that right? The fifth or the so tomorrow.

739

01:16:45.330 --> 01:17:00.130

Truro Media: Is the the date that's out there. The Select Board has some freedom in not having to have the the correct final wording for articles that are select board articles by tomorrow.

740

01:17:00.190 --> 01:17:04.249

Truro Media: so there is time for the select board

741

01:17:04.260 --> 01:17:05.320

Truro Media: to get

742

01:17:05.410 --> 01:17:18.749

Truro Media: the wording that they want based on all of the feedback tonight. So I don't want people to think, because of the tight deadlines that this was just an exercise in futility, or just to check off a box.

743

01:17:18.890 --> 01:17:20.470

Truro Media: The feedback.

744

01:17:20.510 --> 01:17:27.149

Truro Media: We wouldn't make Katie, who's pregnant, do all of this for 2 h if we weren't going to take it seriously.

745

01:17:27.740 --> 01:17:29.770

Truro Media: So

746

01:17:30.380 --> 01:17:34.929

Truro Media: If people have further thoughts, Barbara. Sorry about this. But

747

01:17:35.140 --> 01:17:39.189

Truro Media: next slide you can send your thoughts to Barbara Carboni

748

01:17:41.070 --> 01:17:48.660

Truro Media: and at at her email, which is on the screen, be carboni at Truro. Dash, ma gov.

749

01:17:48.700 --> 01:17:52.119

Truro Media: please, please, please, put in the subject. Line.

750

01:17:53.100 --> 01:17:59.270

Truro Media: Community Forum, March fourth, 2,024. That will allow Barbara to quickly.

751

01:17:59.630 --> 01:18:01.060

Truro Media: Just

752

01:18:01.250 --> 01:18:05.789

Truro Media: collect them and have somebody else look at them, probably.

753

01:18:06.010 --> 01:18:08.950

Truro Media: but that's to make her life easier.

754

01:18:10.280 --> 01:18:11.050

Jeff.

755

01:18:13.040 --> 01:18:16.999

Truro Media: Before before you have a question.

756

01:18:17.230 --> 01:18:28.760

Truro Media: so, and of course getting feedback to Barbara sooner rather than later given the time. Crunch is good. The next select board meeting is tomorrow or a week from tomorrow

757

01:18:29.080 --> 01:18:31.639

Truro Media: a week from tomorrow. So

758

01:18:31.970 --> 01:18:36.350

Truro Media: if people could get feedback in in the next couple of days, that would be great.

759

01:18:36.430 --> 01:18:37.469

Truro Media: Go ahead, Jack.

760

01:18:37.520 --> 01:18:43.330

Truro Media: Thank you. Under fractional ownership definition. It is mentioned in here

761

01:18:43.980 --> 01:18:49.770

Truro Media: the identifying fractional ownership as a commercial occupancy use.

762

01:18:49.950 --> 01:18:54.600

Truro Media: Could we get some kind of legal opinion as to if that is the case.

763

01:18:55.020 --> 01:18:58.640

Truro Media: because if it is a commercial occupancy use.

764

01:18:58.860 --> 01:19:04.190

Truro Media: it wouldn't be allowed in a residential district, anyway. Anyway. Okay.

765

01:19:04.410 --> 01:19:07.410

Truro Media: all right. And also I think that

766

01:19:07.810 --> 01:19:12.420

Truro Media: when these are going to be incorporated into our zoning bylaw.

767

01:19:12.810 --> 01:19:16.950

Truro Media: that it would be the use that they incorporate the use table

768

01:19:17.210 --> 01:19:20.520

Truro Media: and the use section, which I believe is section 30,

769

01:19:22.200 --> 01:19:26.469

Truro Media: Katie. So last note, and you can write it on a diagonal

770

01:19:26.630 --> 01:19:29.549

Truro Media: zoning bylaw use table.

771

01:19:30.600 --> 01:19:32.309

Truro Media: and we'll know what that means.

772

01:19:47.180 --> 01:19:58.059

Truro Media: okay, all right, we're gonna take. See? If there are questions from people online that don't know how to use the raise hand function or don't have such a function. So

773

01:19:59.870 --> 01:20:02.840

Truro Media: if you have a question, please unmute yourself

774

01:20:03.160 --> 01:20:05.600
Truro Media: and state your name, and

775
01:20:05.620 --> 01:20:08.179
Truro Media: we'll call on you one at a time.

776
01:20:18.260 --> 01:20:19.230
Truro Media: Okay.

777
01:20:19.740 --> 01:20:20.870
I think we're good.

778
01:20:21.090 --> 01:20:31.560
Truro Media: Thank you all for coming. Any thoughts on how this went and ways to improve these sort of community forums. Please

779
01:20:31.620 --> 01:20:34.829
Truro Media: come check in with me. I'd love to hear it. Thank you.

780
01:20:39.440 --> 01:20:41.640
Truro Media: Great job. Great job, Ann.