

Swans Island Planning Board Meeting Minutes

March 1, 2024

In attendance; Caitlin Trafton, Jason Matthews, Seth Joy, David Lemoine, Terry Staples, Danny Johnson, Lisa Pelkey, Tammy Staples, Dennis Kranyak, Shepard Walker, Karn Junken Smith, Bill Banks, Gary Farley, Lori Farley, Ann Conte, River Conte, Carol Lohre, Jordan Zahzac, Jessica.

By Zoom; Beth Swift Jacob Wolterbeek, Ive Lofving, Bud Brown, Casey Emerick, Maile Bailey, Jennifer Helman.

1. Reading and approval of meeting minutes from February 16, 2024.
Seth Motioned to approve, David second.
Minutes where approved.

2. Discussion of a Swans Island Short-Term Rental Ordinance.

Selectman Gary Farley stated the selectmen are unanimously in favor of having a dialogue for creating a short-term rental ordinance. Expressing concerns over added pressure on the solid waste transfer station, ferry service and over taxing of older septic systems.

Carol Lohre pointed out she manages twenty properties and five are exclusively short-term rentals. The other fifteen rent part time to help cover property taxes. Carol feels it is good to address this issue now. Carol asked for a show of hands for who is in favor of a STR registration fee. Of those present in the room, 19 where for, 1 apposed.

Other comments where;

Having properties purchased solely for the purpose of STRs is detrimental to our Island.

Concerned about fresh water availability and quality.

Over loading Ferry Traffic.

North Haven is adopting a STR Ordinance.

STRs should register. There should be a fee, but not too large.

Maybe not have a fee for those renting two weeks or less.

Have color coded trash bags for renters, prepaid to the town.

List on the registration form the number of bedrooms and bathrooms and how many weeks rented.

Form a STR committee or board. Being sure to include some members that are seasonal residents and/or rent their properties short-term.

Lori pointed out that EMS calls triple during rental season. At times having two calls at the same time. Callers often do not know their own location.

Beth suggested a sliding scale fee of per bedroom. Also pointing out that there is limited spending outlets for vacationers, leaving no way for them to contribute to the town or community monetarily.

Maile explained the majority of her rentals are not winterized. Therefore, not effecting year round housing and that she does not allow stacking of guests in any one house.

Jennifer explained owning the hotel she pays 9% tax to the State and that some municipalities charge an additional percentage tax. Charging a percentage of rental sales is the only fare way for the Town to have a STR fee.

Motion

Terry Staples motioned to create a Swans Island Short-Term Rental Ordinance requiring registration and payment of a one hundred dollar fee.

Danny second

Motioned passed unanimously.

3. Review of Application for a 3' x 50' seasonal pier/dock, 3' x 50' seasonal ramp and 12' x 24' seasonal float.

Agent; Harold (Bud) Brown
Owner; Douglas J Deangelis

Tax Map 1 Lot no. 18

David Lemoine motioned to approve the application.

Seth Joy second.

Application was approved.

David Lemoine motioned to adjourn.

Seth Joy second.

Meeting adjourned at 7:30 pm.