

Response too Tiverton Town Council's Proposed Ordinance regarding STRs

My name is Nancy Papagno, and I have lived in Tiverton for 18 years. I moved at the end of 2004 from Needham MA. I gutted the Lawrence Court house I purchased 'way above is assessed value and moved in on July 4th of 2005. When I purchased the house, property taxes were about \$2800; now taxes are \$5200, an amount I have never quarreled about, since my tax burden in Needham was about that much 18 years before - and I did not look out onto water..

In 2017, my partner and I decided to rent our Studio apartment and placed it on the Airbnb platform. We have successfully had guests from spring through early fall, sometimes into the holidays. For the most part, my guests come from April through October. Most come for two nights, some for three, and a few over that amount. I do the cleaning, so my new job is as housekeeper. (From school psychologist to housecleaner in one fell swoop.)

I was named a super host within my first season, and I pride myself on that designation; my reviews have been very high. Prior to starting to rent, I notified my surrounding neighbors of my intent. No one objected, and to my knowledge, no one has made any complaints to the town or to one of us. In 2019, I was informed by one of my friends up the road south of me (in Tiverton) that she had complained about an Airbnb on her street. That house was billed as a "party house" and she told me that several extra cars parked on her street on weekends. It was a source of annoyance, although she has recently told me that she never 'witnessed any activity herself' which was confusing to me. However, she told me that I would be forced to get 'a permit' to operate my rental, although we ran our accommodation 'exactly as it should be' - owner-occupied, single car on-site parking, no parties, no noise. So I called the town. I was informed that although the town was planning on acting on the matter, nothing had been done as yet. My response was to reiterate that I would be willing - obviously, to get the permit and register my accommodation. Nothing came of that call.

Three years later, I heard of the ordinance up for discussion in Town Council. I spoke at that winter meeting, as did others who are here tonight. At that time, I heard from the Council that I was operating illegally, and that is an erroneous statement made several times during the course of that "workshop" meeting. Most of the audience, as well as the Council members, agreed on imposing a registration fee, and that night the fee was tentatively proposed at \$100. With the rates that I get for nightly fees, that fee was reasonable and would satisfy the need that Tiverton expressed to make STRs legal.

Since that workshop, the Council has proposed a completely different ordinance, one that zeroes in to supposed complaints made across the town - although it appears that most of those complaints were lodged in one very lengthy, rambling letter by Anonymous, who seems to have had a very weighty influence on the Council. STRs, which up to now do not exist in the zoning of Tiverton, will be forced to pay the exorbitant fee of \$1000, up by 10X from the winter proposal. This, for small operations like mine, a studio apartment with about 125 laudatory reviews on the platform, will consume from six to 10 paid weekends. My guests pay through the platform, and the total amount they pay includes city taxes paid to Tiverton. I would have to increase my nightly rates by a considerable amount to recoup that amount, thus essentially assuring I would lose many potential reservations. It should be noted that my rates are not comparable to those of Newport's; my rates are a fraction of those of the seaport city that draws so many tourists every summer. But Newport is not at all the only place where my guests end up. They sleep in my venue, a Funky Studio apartment, and they dine in Tiverton, buy groceries and wine in Tiverton, and ride their bikes on our roads.

I am a senior citizen of Tiverton. I was almost in that category when I moved here 18years ago, but I am now firmly entrenched in that bracket. I am a retired professional, now an un-glamorous housekeeper of my rented Studio weekends. I work hard at making sure my guests enjoy their stay in Tiverton. And I need the financial boost to my fixed income that this "job" affords me. I am imploring Tiverton's Town Council to re-assess its proposal for a more studied, more balanced ordinance. Penalize those hosts who cause problems; positively reinforce those who show outsiders the beauty of this town and who help them fall in love with our town.

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November Eighth
Two Thousand Twenty-Two

The Honorable Tiverton Town Council
Tiverton Town Hall
343 Highland Road
Tiverton, Rhode Island 02878

Re: Short Term Rental Zoning Amendment

Dear Members of the Council:

Please be advised that this office represents several property owners currently leasing their real estate for short-term rentals. On behalf of my clients, I am raising several issues affecting the validity and enforceability of the proposed ordinance.

The first obstacle to the current ordinance is the Advisory Opinion of the Tiverton Planning Board. On September 29, 2022, the Planning Board, pursuant to §45-24-51, G.L.R.I., considered the proposed amendment and determined the proposed ordinance is inconsistent with the Tiverton Comprehensive Plan. A zoning ordinance, and all amendments to it, must be consistent with the city or town's comprehensive plan. § 45-24-50 (b), G.L.R.I. Based upon the Planning Board's advisory opinion, the Council's approval of the proposed amendment would violate § 45-24-50 (b).

It is a fundamental principle in this state that municipal ordinances are inferior in status and subordinate to the laws of the state, and it is also recognized that ordinances inconsistent with a state law of a general character and statewide application are invalid. Town of East Greenwich vs. O'Neil, 617 A.2d 104 (RI 1992), citing Wood vs. Peckham, 80 RI 479, 482, 98 A.2d 669, 670 (1953). Preemption can be found in two ways. First, a municipal ordinance is preempted if it conflicts with a state statute on the same subject. Town of Warren vs. Thorton-Whitehouse, et al, 740 A.2d 1255, 1261 (RI 1999). The second scenario for preemption arises when the Legislature intended that its statutory scheme completely occupy the field of regulation for a particular subject. id., Town of East Greenwich vs. Narragansett Electric Co., 651 A.2d 725, 729 (RI 1994). The proposed ordinance conflicts with the state's regulation of the same subject.

The Legislature previously adopted a statutory scheme to regulates short-term rentals. The Town's attempt to regulate short-terms rents conflicts with the State's regulation. § 46-63.1-14, G.L.R.I restricts municipalities from prohibiting property owners from offering their real estate for tourist or transient use on a hosting platform which collects sales and hotel taxes. Sites

such as Airbnb and VRBO, popular sites for advertising short-term rentals, are permitted hosting platforms which collect hotel and sales taxes. Any property owner who rents property through those sites is authorized by the state to maintain and continue that use without interference by local municipalities. The operation of short-term rentals has clearly been preempted by the state regulation. Any attempt to restrict short-term rentals is invalid.

The proposed amendment is also constitutionally defective. It prohibits non-residents from operating a short-term rental while permitting Tiverton residents the right to do so. That restriction violates the equal protection clause of the Fourteenth Amendment to the United States Constitution. The ordinance also fails to provide an appeal process from a decision of the Zoning Official revoking a special use permit. The failure to grant a landowner a right of review violates the due process clause of the Fourteenth Amendment.

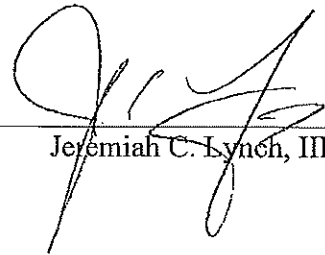
For the reasons stated above, my clients request this Honorable Council to reject the proposed amendment to the Zoning Code.

With best wishes, I am

Sincerely yours,

MOORE, VIRGADAMO & LYNCH, LTD.

By



Jeremiah C. Lynch, III

JCL
cc. Michael Marcello, Esq.

Dear members of the Tiverton Town Council,

The town council has been discussing their Short Term Rental ordinance for the past 15+ months. This is obviously a very complicated issue with strong opinions by everyone involved. Maybe it has been so complicated because the Town is trying to find a solution to a problem that does not exist. The Town Council didn't know there were STRs operating in town, "I was shocked to look on Airbnb and find one in my neighborhood" stated one council member. The rationale by another town council member was this- we didn't know they existed because they were operating well. They had quiet guests coming to Tiverton and spending their money in our shops and restaurants. So if we didn't know they existed, how could they be causing damage to the town? And they certainly are not turning Tiverton into the Jersey Shore. Even the most egregious home that was mentioned in multiple meetings only had four complaints in two years.

STRs are not making a dramatic shift in the housing of Tiverton. There are only 60 of the 3345 homes in Tiverton operating as a STR, that is less than 2%. This number is not significantly rising either, there were 55 in Q3 of 2019. The Planning Board stated that STRs do not diversify the town's housing types and options and do not promote affordable housing. These are two separate issues, STRs absolutely add diversity and options to the town. STRs are not causing the lack of affordable housing, there are only 60 of them. Tiverton has Manufactured (mobile) home parks listed as a prohibited use (Section 15, Appendix A Zoning) and Tiverton Heights has been in discussion for at least seven years. These would both expand affordable housing exponentially more than converting the 60 STR homes to long term housing.

STR companies are not coming to take over Tiverton. We have a short rental season and a very quiet winter. The majority of homes rented in Tiverton, 59%, are only booked 1-90 days in the year. The "company" that was mentioned both in the anonymous letter and addressed by the council are the Moore Family. They are Tiverton residents and have purchased numerous properties in complete disarray and made them beautiful properties. Owners of STRs in Tiverton are either local residents, or people with ties to the community.

Property owners are operating businesses in a residential zone. A key characteristic of local zoning power is the well-recognized principle that zoning deals with land use, not the owner, operator, or occupant of the land. Courts have consistently interpreted "residential use" to mean the use of property "for living purposes, as a dwelling, or as a place of abode". The transitory or temporary nature of a rental use does not defeat its residential status. As a matter of general zoning law, therefore, regardless of whether a dwelling unit is occupied by an owner or renter, and regardless of whether the occupancy is long-term or short-term, the use of the home is the same; it is for living purposes.

STRs are illegal in Tiverton. An ordinance cannot simply prohibit all unlisted uses. The courts have upheld that this zoning approach is no longer valid.

RI general law 42-63.1-14 states cities, towns or municipalities shall not prohibit the owner from offering the unit for tourist or transient use through such hosting platform, or prohibit such hosting platform from providing a person or entity the means to rent, pay for or otherwise

reserve a residential unit for tourist or transient use. I understand the current interpretation of this law is in regards to advertising but in past meetings both the town solicitor and Nicole Andrescavage stated that the town cannot prohibit STRs outright but can regulate them.

I agree with the Planning Board that a Special Use Permit is not the way to register STRs. Here is my list of concerns with a Special Use Permit for a STR.

- a. The length of a residential lease does not constitute a special use and therefore does not belong in the zoning use tables.
- a. Expensive- pay \$1000 reg fee, for an attorney, a filing fee, pay for registered letters to all abutters in 200 feet, pay to advertise in newspaper, pay for a site plan prepared by a registered land surveyor or registered PE, and anything further the board requires
- b. Lengthy- time to get onto agenda, 14 days of advertisement, time to get site plan made, time to obtain further documents if required from the board
- c. Arbitrary- potentially require any temporary structures to be removed, installation and maintenance of required public improvements, detailed drawings, maps, plats or specifications, placing of screen fencing or screen evergreen planting, or other matters it may deem necessary to prevent nuisance to neighboring properties
- d. Can be appealed at any time by any abutters
- e. Very expensive and time consuming for the town
- f. Runs with the land and will be held by those property owners in perpetuity

The Planning Board suggested a registry as an enforcement approach. The State of RI has already enacted a registration through the DBR. All the pertinent information (property owner, local contact, etc) will be collected by the State. Rep Edwards & DiPalma also informed us that the State will be revising zoning laws across Rhode Island. A review will be done, followed by a revision of the statute governing zoning. Therefore, anything Tiverton enacts might be subject to change.

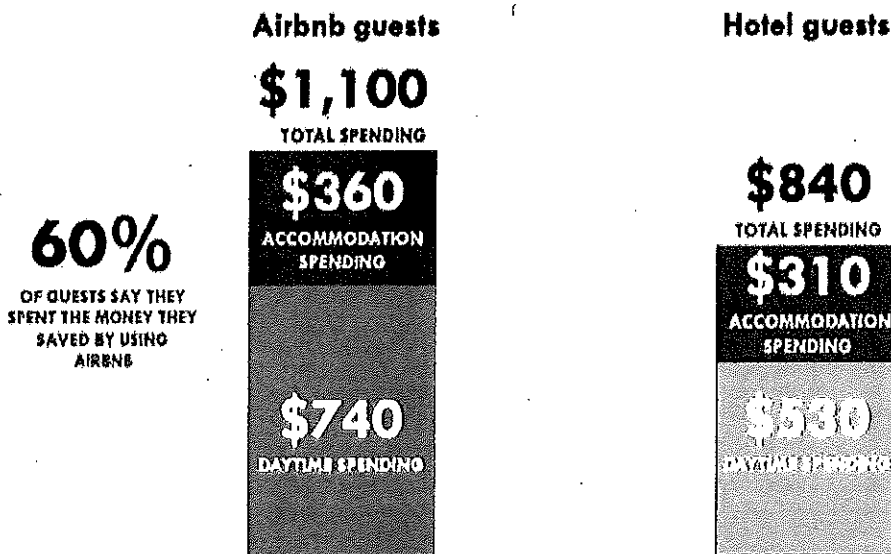
I have concerns with the following sections of the proposed ordinance:

1. Owner occupancy of the dwelling unit. Upon original discussions of this ordinance back in August of 2021, this section was removed as it was too restrictive. As mentioned before, the owners of STR might not live in Tiverton full time, but they have ties to Tiverton. Often they have family that live here, so they purchase a home to stay in when visiting their family, and they use it as a STR the rest of the year. In my personal case, I live in Little Compton. I am within a mile of my STR but would be disallowed under this ordinance.
2. Increase of the annual local registration fee from \$100 to \$1000. Never was it mentioned in a town council meeting to increase the fee, in fact it was discussed repeatedly that this might be too onerous in addition to all the other fees associated with the Special Use Permit. It was not even mentioned in the August 9, 2022 meeting when all the changes to the ordinance were listed. So where was it discussed? In the anonymous letter to the council. "STRs will not be free of costs to the Town. \$100/year is

not sufficient to cover these costs. If done correctly, the cost should be more like \$1000/year.”

3. The Planning Board recommended that the responsible person or local representative be a Tiverton resident. This is unrealistic and unnecessary.
4. Section 9: Local Inspections of the proposed ordinance-
 - a. It delegates to any town official the authority to establish any special condition when an STR permit should be granted
 - b. Lacks decision making standards or guidance
 - c. Lacks safeguards to protect against unfair and arbitrary decision making. This may expose the Town to claims based in the constitutional rights to due process and equal protection.
 - d. Fire marshal has stated they do not have the legal authority to come into a home to inspect without a change in ownership or requirement of a CO.

Short Term Rentals provide valuable income to our community. The guests' nightly lodging and cleaning fees have 1% tax that goes directly to the Town. The property owners pay property taxes without contributing to the town's largest expense, the school system. The property owners also pay a Fixture Tax to the town. The property owners employ local contractors, housekeepers, landscapers, etc. And the guests spend their money in restaurants and shops, supporting the local economy and further contributing to the tax base.



Source: Airbnb.com, 2018

There is a long history of vacation rentals in Tiverton. In the past, a family would call a local Real Estate agent. Now they can book online- same use, different technology and language. STR/Airbnb/VRBO- all different ways to describe a vacation rental. All of our world has changed to digital, why wouldn't this too? Additionally, the nature of travel has changed and more families

now prefer to stay in a rental home and in a rural area. People want to enjoy the beaches, hiking trails, and farm stands. These are the families that Tiverton has always attracted. If they cannot stay in Tiverton; they will stay somewhere else that does allow home rental.

There is no other lodging in Tiverton. There is one hotel, and it is not even open. Even when/if it ever opens, it only has 83 rooms, and it's in a casino. How many families would want to rent a couple rooms in a casino for their summer vacation? By enacting this ordinance in its current reiteration, the Town Council is effectively stating it does not want tourists in Tiverton.

I believe that STR homes support Tiverton's Comprehensive Plan by contributing to the Town's most fundamental goal – to preserve Tiverton's character, scenic beauty and high quality of life. These properties are maintained to impeccable standards. The property owners rely on positive feedback and reviews from past guests to attract new ones. Therefore, it is in their best interest, and therefore the towns as a whole, and the neighbors in specific, to have a STR as a neighbor. The STR neighbor will keep their grass mowed, their home freshly painted, and everything in the home in working order. Another neighbor might not care to mow their grass, might keep multiple unregistered cars on the property and not care to bring their trash to the dump, attracting rodents.

Section 10.0 of the Comprehensive Plan discusses Economic Development, here are 10 ways that STRs assist with this very important Tiverton goal:

1. The tax base is strengthened and diversified, and jobs are provided for its residents
2. The hospitality industry was specifically mentioned as a way to enhance the Town's tax base while maintaining the character and quality of life of Tiverton that is valued by its citizens.
3. The Town should seek enterprises with the greatest positive tax revenue and job creation that fit within our value parameters of low environmental impact and maintaining Tiverton's coastal and rural character.
4. Increasing consumer demand for fresh, local, organic foods and agri-tourism activities has increased and, as a result, businesses are being established or transitioning to meet that demand. STR guests love supporting our local farms, this is one of the reasons people chose to stay in Tiverton.
5. The establishment of a Waterfront District in 2001...appropriately scaled development along Tiverton's waterfront that would enhance both the local economy and preserve the Town's scenic mix of residential and maritime traditions. STR guests love to be near the water, this is one of the unique things Tiverton has to offer.
6. As a waterfront community, Tiverton can develop its natural assets to encourage tourism. Marketing the beaches and encouraging boat traffic...attract visitors who will patronize local businesses. Tiverton's geography also lends itself to sporting events including biking, running and triathlons.
7. Tiverton is primarily a net exporter of workers. Only 16.8% of Tiverton residents work within Tiverton, STRs employ many local residents.
8. 77.4% of Tiverton's revenue is generated from property taxes, with 82.87% coming from residential properties. Financing the public school system accounts for the bulk of the

Town expenses, which have a steady and significant increase in expenditures. As discussed before STRs add to the town's revenue without expenses.

9. A focus on tourism...will provide new economic growth opportunities for Tiverton.
10. Developing a multi-faceted tourism market is a potential economic engine for the Town. market its historical, waterfront and artistic venues as part of a broader experience. With its colonial roots, Tiverton can also generate income by attracting discerning travelers interested in historic tourism. Tiverton can develop and use its natural assets to encourage tourism.

Thank you for taking your time to read my lengthy letter. We have had a vacation rental home in Tiverton for 11+ years. We love renting to our guests and our guests love Tiverton. We are good neighbors and we take massive pride in our home. Tiverton banning us from continuing is completely unjustified and in violation of our rights as property owners.

Sincerely, Kristin Silveira
4050 Main Road Tiverton, RI

November 14, 2022

Tiverton Town Council

c/o Denise M. dMederios, Tiverton Town Council President

Cc: Stuart Hardy, Planning Board Chair, Ashley Sweet (consultant)

Re: Submitted Statement by Jennifer Miguel and Richard Cashin regarding the Amendment to Town Code of Ordinances, Appendix A Zoning Short Term Rentals

Dear members of the Tiverton Town Council,

My name is Jennifer Miguel, I am a longtime resident of Tiverton and owner of a short-term rental located at 4 Tony St. writing to speak on behalf of my partner Richard Cashin and my family; a family that has dedicated over 50 years of service to our community, and continues to do so today. My fiancé and I bought our property on 4 Tony St nearly 8 years ago. Our motivation was simple. We were both full time working professionals in Boston, but decided to purchase a small cottage in town in order to be close to family because of many unfortunate illnesses that struck our family over the last several years. Upon the passing of my father a few years ago, and in effort to spend more time close to my mother (who lives in North Tiverton) we began to plan to reside in or closer to Tiverton and make substantial investments into the property and septic system. Fast forward to today, during COVID we decided to move permanently to the area, and purchased a home in Little Compton, about 2 miles away from our cottage, and decided to rent the cottage until we determined a long-term plan. This plan is still in the works as we continue to try to support this property for possible long-term care for my mother, ourselves, and/or my nephews. Also, as an example of the use of this home, along with short term rentals, we also have friends and family stay there throughout the year, and have offered to donate the cottage 2 weeks a year to the Mass General Hospital Cancer Center for families who have a terminally ill child.

In general, we support formal regulations that support short-term rentals, and in addition believe that hosts should be required to register their property with the state and pay the applicable local taxes and reasonable town related permit fees. However, regulations and requirements for registration and taxation must be reasonable, affordable and easy to comply with, so that those interested in renting their property can easily understand and comply with the regulations. Expensive, onerous and complicated registration and taxation schemes, including those that differentiate between the types of short-term rental properties permitted, will only be a deterrent to compliance and in direct conflict with the Tiverton town councils comprehensive community plan. Making the process easy and reasonable will result in greater accountability and compliance by owners/operators and hosts, leading to greater benefits for both travelers and residents and the towns economy.

At the heart of successful short-term rental regulation is an equal playing field that does not discriminate between the renting of a primary residence or owner-occupied/hosted residence and a secondary residence. It is imperative that the town of Tiverton adopts sensible regulations that apply to all short-term rentals equally, so that travelers, hosts and the surrounding communities can all benefit from the great economic opportunity that short term rentals offer. Additionally, the lack of hotel accommodations in Tiverton along with severe restrictions on STRs will have a direct negative effect on local businesses and services that largely depend on vacation rentals.

While there have been NO FORMAL STUDIES completed, we suspect vacation rentals have been, and continues to derive a very real economic benefit to Tiverton. Quite simply, it is the difference between living like a local or just visiting. Renters rely on vacation homes for a variety of reasons, including the need to accommodate larger families that would otherwise require multiple hotel rooms; travelers with special needs or special needs children, travelers with pets or simply a desire for more lengthy affordable stays. Regardless of the reason travelers chose vacation rentals, numerous studies have shown that those in short-term rentals stay longer and spend more money locally during their travel versus hotel stays or single day visitors. In accordance to the *Town of Tiverton's Comprehensive Community plan* regarding investments in making Tiverton a vacation destination, the town should embrace this opportunity rather than stifle it. Simply stated, the town seems to be creating a problem that does not exist. There is no evidence of major problems with vacation rentals in town, or evidence that short-term vacation rentals have an impact on affordable housing in Tiverton or the surrounding communities. There are initiatives that are being explored to address the housing shortage in Tiverton, so it is confusing why the small number of STRs in the town are being targeted as having a negative impact on housing shortages, or that banning short term rentals would be a potential solution. For example, there are other significant federal, state and local investments to properly address housing shortage in RI, including the 275-unit Souza Road development and the 47 affordable housing units that will be delegated to Tiverton at the Bourne Mill Apartment Complex, created through a combination of resources from both state and federal aid, including \$10 million from the Housing Production Fund and \$15 million from the RI Rebounds program. ***Whatever fundamental housing issues the town is experiencing will not be solved by restricting the ownership structure of the few short-term rental homes in the town of Tiverton.*** Also, unlike long term rentals, short term rentals do not add an additional burden to the school systems, while the town still gains the same amount of tax revenue.

On a procedural note, it has been brought to our attention that our property has been referenced in a document that was submitted to the town council and in our view unfairly positioned particularly with regards to the septic system. The system was recently installed when an addition was added and overall improvements to the property were made. This system DOES meet current DEM standards. The septic was designed and installed by certified local installers and passed inspection required by town law. The system is regularly maintained

by a qualified company as is the sophisticated water filtration system. We feel the author(s) of the document has specifically tried to portray us as irresponsible owners which we are not. We question why as an anonymous letter to town council it was legally considered at testimony and has seemingly had influence on council opinion and the drafting of the proposed ordinance. The document only portrays STRs in a negative manner with numerous exaggerations and completely ignores the positive benefits that STRS can provide. In many ways we feel Tiverton should be proud of some of the quality vacation rentals available offering unique and affordable experiences to visitors, generating significant tax revenue to support local governments, and providing home owners income to help maintain and improve their properties. As hosts we recommend local shops, farm stands, cafes, restaurants and other points of interest to guests. We use a local house keeper and contractors to maintain the property and we live about 5 minutes away. Short term rentals are creating economic opportunity for families and bringing new customers to small businesses. Our guests appreciate and respect the natural beauty and cultural character of a town like Tiverton. The area will not turn into the "Jersey Shore" and nor do we as vacation rental owners want it to!

To the argument that many STRs remain vacant and unmaintained in off-season times without contributing, one could apply that sentiment to the substantial group of part time residents who 'snowbird'. We rent our property on a longer-term basis at a much-reduced rate during the winter season.

We encourage the Tiverton Town Council works toward developing sensible short-term rental regulations that can be easily complied with by renters and hosts. If regulations are enacted in the current standing of the draft ordinance, the town and surrounding communities will have much to lose. Should Tiverton fail to address short-term rentals in a reasonable and thoughtful way, or seek to enact regulations that hamper the widely recognized advantages of short-term rentals to all involved, it would represent a missed opportunity to benefit from and strengthen the travel and tourism industry in Tiverton in the future.

Respectfully Submitted,

Jennifer Miguel and Richard Cashin.

Submitted Statement by Michael Meyer in Advance of his Oral Statement at the November 14 Public Hearing on the Amendment to Town Code of Ordinances, Appendix A Zoning Short Term Rental

I bought my house in Tiverton five and a half years ago to have a second home near my daughter in Providence. My career has been in real estate, mostly working with public sector organizations like the Port Authority of Ny & NJ, the City of Miami Beach and the New York City Economic Development Corporation on public private projects.

I'd like to start by addressing what I've heard and learned in various settings and conversations with town's people on the rationale for what I consider a misguided over-reach by the town of Tiverton with this zoning amendment.

But first, I want to take issue with the suggestion by one of the Council members who stated at the October 11 meeting that the town has been tacitly permitting and, in his judgement, illegally allowing Short Term Rentals (STRs) for years. How can that be so? From a standard zoning perspective, STRs are no different from any other residential rental, whether it's for one year, one month, or one day. Yes, they earn rental income but that does not make them a commercial use under any zoning code I've ever come across. All types of residential rentals generate revenues on which taxes are paid and that doesn't make them a commercial use or illegal in any manner. In this amendment, the town would single out STRs for special treatment under the code and subject them to more onerous treatment, like the special use requirement, among others. STRs do have different operating characteristics and impacts than longer duration rentals, but that can be addressed by adjusting codes. Reclassifying this residential use, as this amendment would do, is based on questionable logic and raises many troubling issues. For one, how come the other residential rental types are not subject to the same restrictions? Taxing them is another matter. I would argue that the proposed \$1,000 fee is such a tax.

So what's really driving the movement to pass this amendment? Some citizen feedback -

- "We don't want to Tiverton to become another Newport"

Tiverton is not a Newport and will never be – We lack Newport's their attractions that drive their high level tourism and their supporting infrastructure like like hotels, restaurants and bars. We lack their population (16.4k to their 25.2K), their density (558/sq mi to their 3,286/sq mi), and their commercial hotel and housing stock.

The people that come to Tiverton to vacation in the summer are typically family get-togethers looking for our bucolic peaceful setting or stay-overs for nearby weddings and college graduations. That won't change – we have very few bars and restaurants to attract such higher levels of visitation. And except for the casino hotel, we have no hotels. STRs fill that void. But again, we have only 60 STR properties to Newport's roughly 700 and Middleton's 306. That's a reflection of a lower market demand which the town should try to reverse rather than assist in its decline. There would have to be an enormous economic transformation of Tiverton with more convenient access and more restaurants and bars and amenities before we would ever see a hint of the traffic, parking and rowdiness problems Newport experienced and contributed to the adoption of their STR regulation approach.

So what are some of the more realistic Tiverton-centric concerns?

➤ Noise Complaints and Use Violations

The one speaker at the October 11 meeting that commented on STRs referred to them as a “threat” and the need to “protect our town” and suggested the current codes are not in place to prevent misuse of residences by short term renters. But where’s the evidence of any material misuse? With only 60 STR properties out of the town’s total 6474 residences (less than 1% of residences) it’s questionable that STR’s share of code violations rises to the level of a threat, or even exceeds the town norm

I inquired at the Tiverton Police Department and told the record for noise complaints for the past roughly three years was about 100 complaints per year. They were not able to break down the noise complaints by cause and explained it covers things like dirt bikes, commercial activities, children playing, parties etc. Nor could they determine the source of complaints by individuals. When Middletown investigated their roughly 83 complaints in one year they found that one individual accounted for 59 of the 83 complaints. Not only don’t you know how many of the purported noise and disturbance complaints stem from STR properties, you don’t know if they stem from many or only a handful of concerned or disgruntled citizens.

- We don’t want big corporations to buy blocks of homes and rent them short term because there’s a housing shortage

As far as I know, this is not happening in any locality in Rhode Island or in the nation. **60 Minutes** recently had a piece on large public corporations buying thousands of homes, fixing them up and renting them long term because the demand for rental housing driven by the shortage of millions of houses nationwide is driving up rental rates making the homes more attractive for investment. STR’s, however, are responding to a different market dynamic – cheaper alternative, flexible vacation and travel accommodations than hotels offer. Given the market dynamics that I touched on above, there is no plausible fear that investors in Tiverton will gobble up large numbers of homes to convert them to STRs. That may be a plausible concern in other more nearby tourist oriented towns but not a plausible fear in Tiverton.

The bigger picture here is that STR’s are important economic drivers. As highlighted in the town’s comprehensive plan, increasing tourism was identified as a goal to assist in the town’s economic development. When written in 2018, it called for a casino which the town subsequently approved. But STRs cater to a different type of tourism - generally families on vacation, who don’t require the additional town services or investment that the casino required. How can the Town credibly say they are committed to increased tourism in their comprehensive plan when they don’t have hotels nor other tourist and business stimulus programs but now want to curtail their only material lodging capacity supporting tourists and visitors? Our STRs generate greater spending on products and services in Tiverton which, in turn, results in greater jobs and tax revenue. This helps our homeowners by mitigating the upward pressure on property taxes since no additional town services, like increased schooling and law enforcement are needed by the small number of STR’s we have in Tiverton.

In my experience working with cities undertaking important real estate initiatives, the starting point for something so consequential is an economic impact study so officials and citizens can fully understand the benefits, costs and risks of such an initiative to the community. How can the town consider passing this amendment without understanding the amount of economic value STRs currently create for

Tiverton and what the actual negative or positive effects STRs may pose. I read recently somewhere that Newport and Little Compton reportedly determined that their incremental revenues from STR's amount to \$21M and \$5M respectively.

State of Rhode Island Legislation

The economic importance of tourism probably explains why, when the state recently passed the law to register STRs, it pointedly forbade municipalities to ban short term rentals. Tourism is a huge part of the Rhode Island economy. But as presently formulated, I contend the STR amendment under consideration tries to skirt that prohibition by imposing limitations that will curtail STR activity to the point that it is no longer productive to the homeowner thereby making it tantamount to a prohibition. How? Take the half year residency or the three-mile property proximity residency requirement. What's the motive of such a restriction? To reduce the potential number of STR's and maintain strictly owner occupied single family residences? We only account for 1% of residences. To me, this is effectively an "Outsiders Keep Out" Notice. It is not in the interest of the town and it's not fair. There's a map of Tiverton over by the City Manager's office dating to 1854 showing probably around 70 homes. What would Tiverton be today if this mentality existed for these many years – all farms and no housing. We need to adapt to our times. Here and across the county, property owners who couldn't maintain their properties or needed to raise cash would sell or subdivide their property. There have been many articles written recently about the cause of the current housing shortage and crisis. One in the Wall Street Journal mentioned the NIMBY factor, or Not in My Back Yard mentality that opposes any new development in spite of its benefits. Preserve the neighborhood no matter the benefit. I've encountered this mentality in my career often and the residency restrictions in this amendment have the whiff of NIMBYism to me.

The bottom line is many homeowners will not be able to carry the property if this amendment is passed as-is and will be forced to sell. Perhaps that's the unstated objective here in the mistaken belief that converting 1% of the housing stock back to use by a single family will provide more long term housing at a more affordable pricing and/or eliminate any intrusion or investment by outsiders in our neighborhoods. However, the state must have recognized that banning STRs would open itself to charges of denying a constitutionally protected property rights.

Which brings us to the question of Due Process. You appear to have created an amendment without understanding its economic and constitutional impacts. This raises all sorts of questions around due process –

- How was this amendment formulated?
- What research and inputs were considered and from and by whom?
- What were the various options considered?
- Why was an amendment to the zoning ordinance with a special use permit requirement selected as the best approach to solving what are undefined problems?
- Given what's at stake to homeowners and businesses why isn't the amendment being voted by citizens as a Ballot Question for the public, like the current licensing plan for cannabis?

In closing, I feel the present amendment is mostly a solution in search of a problem. Rather than copy or borrow from other non-comparable municipalities, the approach should address facts, not fears, in the

current market. What is the town really trying to accomplish. The illegality argument is a red herring. If it's concern for code violations and STR nuisance complaints, then confirm that's the case and tighten the codes and enforcement. There is a greater good here that shouldn't be undermined by motivations to eliminate STR's because some find them offensive to the town character or resent outsider investment.

There clearly is a legitimate tension between homeowners' property rights and municipalities' role in protecting community welfare and the individual rights of its citizens. The recent State law strikes that balance by recognizing the value of short term rentals as well as the need to regulate this burgeoning segment of the housing market. This amendment does not achieve that balance. It appears to be a full-throated attempt to keep STRs to an absolute minimum by using a strategy of targeting one segment of the residential rental market and deeming it a commercial use and subjecting it to a different more onerous burden of restrictions. It appears that branding STRs as akin, by way of zoning, to a commercial hotel type use, allows it to tax it differently and apply more stringent requirements than those placed on residential rentals of longer duration. This zoning amendment empowers the town, to use a real estate analogy, to essentially act as a sort of Town Co-op Board and move from general regulation to onerous restriction. What hangs in the balance is a property right that is being seized without compensation, without any thought of grandfathering current STRs, and leaving no flexibility to amend these restrictions as conditions change in the market. The spark that founded this country was the cry of "no taxation without representation". I believe passage of the amendment, in its present form and through the process undertaken to-date, will be seen in that light and prove divisive and contentious

Instead, I would respectfully suggest that the town not be so hasty to act and instead convene a task force comprised of representatives of key stakeholders, pertinent town staff, (especially the police and fire departments) and real estate and legal experts. Let's better understand the impacts and housing market dynamics and educate an engaged public.

To quote the conclusion of the University of Rhode Island's study of STR's produced for the Rhode Island League of Cities and Towns, "Given the diversity of Rhode Island's 39 municipalities, the alternatives we described in this analysis do not lend themselves well to a one size fits all recommendations" "All municipalities are not created equal and need a customized response when communities seek to regulate their STRs".

By taking some time for further study, it will give the new State law some time to play out and allow the Town to respond to any inadequacies as they become apparent. I also understand that the State may again be placing this issue on its agenda and consider new statewide zoning approaches. If true, that would make this action pre-mature and unnecessarily disruptive.



Ordinance re: Short Term rentals

1 message

Maureen Morrow <mmorrowcnm@gmail.com>

Fri, Nov 11, 2022 at 3:03 PM

To: publiccomment@tiverton.ri.gov

Dear Council members:

Having read the proposed ordinance regarding short term rentals and the Planning Board's Advisory Opinion, I have the following comments:

First, I hope that the Advisory Opinion and input from other citizens would lead you to pause in the process and NOT bring this to a vote on 11/14. In addition to the inconsistencies with the town's Comprehensive Plan noted by the Planning Board, I have a few comments and questions. I concur with the Planning Board's opinion that STRs do not help diversify the town's housing options and certainly do not promote affordable housing. This is especially true when properties on the lower end of the real estate market are purchased by folks with deep resources and then flipped into STRs. These are the very houses that young families might purchase as first homes. The COVID pandemic was a driver of this as people from cities were looking for refuge and found it here. As you look for ways to regulate this growing market, I think there should be some discussion of grandfathering present STRs. Afterall, the town's administration was very late to recognize this phenomenon and to propose NOW what is a pretty heavy-handed set of rules would be unfair.

Regarding the proposed rules:

Section 5 (a): I think that it unreasonable to ask that owners occupy their STA for half of the year or lives within a three mile radius. Our town is almost 25 miles north to south so this makes little sense. In addition, owning the property for three years seems very arbitrary. What is the point of this? Is it to prevent newcomers from buying in town and having one or more STR? Again, arbitrary.

Also, in this section, how did the council come up with \$1000 per dwelling for an annual fee? Is this higher or lower than what one pays for a mooring in the Tiverton Basin or off of Fogland?

If the owners lives locally, can they serve as the "responsible person" and agree to all that is detailed in Section 6 (a)?

By and large, I agree with much of proposed ordinance but I do think that a grandfather clause should be on the table. The Town did nothing while these properties were proliferating and to restrict them in the ways suggested, including requiring residency in Tiverton, pulls the rug out from folks who bought in good faith.

Finally, these STRs fill a huge void for hotels and inns in the East Bay. The wedding industry is thriving with caterers, florists, and event planners enjoying brisk business that shows no sign of slowing down. Hosts have very few places to direct guests for lodging. Also, these very guests spend money at Tiverton's cafes/restaurants and shops.

Thank you for considering my thoughts.

Sincerely,

Maureen Morrow
Tiverton

Joel Greenberg

As the ordinance stands now I strongly oppose it. I am a homeowner in Tiverton. My late wife Wendy Stewart bought her aunt's house in 1985. Wendy family lived and worked in Tiverton dating back to her great grandparents. Her sister still lives here and has been an interim minister at Amicable Church. Her Aunt Ruth Manchester was the treasure at Amicable for I think around 40 years. Maybe some of you had her as your teacher in school. Wendy and I were married at the house here in 1991. I have such very fond memories of that day and many of the times I spent there since then.

My beautiful Tiverton home has been rented on and off over the years since it was purchased in 1985. That rental money helps pay for the taxes that have more than tripled since 1985, and some of the home maintenance that is also required. No one ever complains about my renters being a nuisance. I am very careful who I allow to rent my home. It is very dear to me and I want to keep it that way without any complaints from my neighbors and any damage to it.

So the question I have is, why at this point in time am I being punished for the complaints that the town has gotten from homeowners, about some homes that are being rented out. What does that have to do with me? Why don't you deal with the homes that are causing the issue, not the people that love Tiverton and are trying to make ends meet to continue to live here? I am retired now, and am a 100 disabled veteran. My rental income is very important to me. I want to continue renting my home when I choose to, as I have been doing for the last 37 years, without a complaint, without an issue. I should be allowed to continue what I have been doing without any interference. I am proud to have helped the store owners at 4 corners pay their bills and continue to thrive and expand.

I understand that some people are buying multiple homes with the intent of renting them out for short term rentals. That is another issue altogether, and I am not part of that issue.



Disagree with short term rental ordinance as it is now written

1 message

jody snider <jodybsnider@gmail.com>
To: publiccomment@tiverton.ri.gov

Thu, Nov 10, 2022 at 3:06 PM

As a resident of Tiverton for over 42 years, I oppose the ordinance as it is currently written to unfairly restrict owners who would like to have short term rentals. It puts an undue burden on homeowners and is unrealistic. As someone who has rented homes for wedding guests and special family events, I want to continue to have the opportunity to rent in the area.

- Special Use Permit is an expensive and lengthy process,
- The mandate of owner occupancy is not acceptable as a renter. And I agree there should be a manager but only a Tiverton resident for property owner or manager seems unreasonable.
- Increase of registration fee from \$100 to \$1000 is ridiculous.
- Guidelines seem to be arbitrary and open to interpretation.

Guidelines for short term rentals are important, but I think the town council needs to make some important changes to make the rental ordinance fair to home owners and their potential guests.

Thank you.
Jody Snider
605 Neck Road

--
jody b.snider
jodybsnider@gmail.com
617-947-5639



completely opposed

1 message

Kim Melo <kimcoparadisepromos@yahoo.com>

Thu, Nov 10, 2022 at 1:48 PM

Reply-To: Kim Melo <kimcoparadisepromos@yahoo.com>

To: "publiccomment@tiverton.ri.gov" <publiccomment@tiverton.ri.gov>, "kristin@sakonnetfarm.com" <kristin@sakonnetfarm.com>

To whom it may concern

This STR is so ridiculous. I have lived in town my entire life I am 50 years old we do not have traffic and/or any problems in town. What basis or grounds are you citing from the families in the past who have rented these homes ????

I am 100 percent completely opposed this nonsense. If I were not celebrating thanksgiving in Naples I would be there, To hear what on earth you come up with for grounds to stop people from renting their homes?

Thanks Kim

ATTN: ALL SUPPLIERS AND DISTRIBUTORS - ALL tasting requests **MUST** include **ACCOUNT NAME & COMPLETE ADDRESS** to be booked or accepted. We will **NO** longer accept requests without full account details ...Thanks Paradise Promotions team.

Kimberly Melo
PARADISE PROMOTIONS LLC.
P.O. Box 1109
Westport, Ma. 02790
Cell: 508-971-0530
www.facebook.com/paradisepromotionsmari
www.instagram.com/paradisepromos

Dated: November 14th, 2022

Re: Tiverton Short Term Rental Ordinance

Respectfully to the Tiverton Town Council Members,

I write to you today as a Real Estate Professional and owner of short-term rentals, on behalf of my past, present and future clients. I tend to believe all frustrations come from unaligned expectations and to find a solution to a problem, a problem needs to be clearly defined. STR owners are frustrated because the town has not clearly articulated or provided the factual data supporting the “actual problem”, i.e., the health, safety, and community risk. Fear should never be the driving factor for change.

I do feel protecting the health, safety of the community is paramount. I also, believe protecting each resident’s constitutional right to generate income with their property, is as equally important. I believe we should treat all people fairly, not being exclusionary or anti-commerce. I believe that housing is housing whether it be 1 day or 31 days. All housing should be subject to the same ordinance if maintaining health, safety and community risk is the goal.

I ask the council to consider the fact you are holding these meetings at a time when out of state STR owners are not present to voice their opinions/concerns. I think a concerted effort to include them in this process before making any decisions would best to protect the town from any liability and offer a truly fair solution. It might be prudent to set up an advisory board. Interviewing each STR owner to find out their occupancy, number of days rented, months rented, evaluate violations, etc. This is additional essential data needed in evaluating if the STR’s are in alignment with the Town’s comprehensive plan or pose a health, safety, or community risk.

This letter is to appeal to all the members of the council and the residents, who do not stand by the foundations of this country. Persons, who do not respect the inalienable rights we have been afforded for the last several hundred years and who want to limit these rights without due process.

I write to provoke thought to this process, as I am not in favor, or opposition of an ordinance. I am, however in opposition to your ordinance as proposed. I believe the residents and owners all deserve more facts, data, and analysis to determine if such a sweeping taking of one’s property rights is a decision they would like to live with indefinitely.

In the absence of a hotel industry in Tiverton, or any of the adjacent towns for that matter, the few (60 STR’s or less than 1.5% of the towns housing stock) provide housing options that not only support the local tourism and

businesses, but they also offer housing to family and friends, who come for holiday, birthdays, weddings, funerals, family reunions etc. With a 30-day STR period, you would be eliminating any future potential for short trip events. Do the residents really want to eliminate this option and what is the justification to do so?

Do you feel it is prudent to risk restricting one's ability to generate income, especially coming into a shifting market/recession. There may be several residents who need to start renting their home to bridge a financial gap over the next 24 months. I will further detail a few situations that may apply to you today or in the future.

I am someone who appreciates factual, and I err on the side of what is fair and just. If the town can substantiate the justification for your proposed ordinance, then I am favor. First, you need to provide the data proving the STR's pose a risk to the community and that your proposed ordinance provides a solution to the problems you have quantified.

I would expect at a minimum to see the following information before deciding:

1. Economics – An Economic Impact study on how a reduction in STR's will affect local small business, employment, police, fire, the school districts, and the overall burden on the taxpayers' dollars.
2. What data have you used to determine a 30-day rental is less of a health, safety, and community risk than a 1 day rental.
3. Violations - What is the average number of complaints specifically related to STR's what impact has that had on the community and town resources?
4. Demographics - How many STR's are owned by in-state and out of state owners?
5. Legality - Do you have a legal right to impose such restrictions? Or is the town opening the resident's tax dollars to future lawsuits?
6. Affordable Housing Argument - What is the market value and market rental value of each STR. What percentage of the STR's would be returned to affordable housing the event they were not STR's. What number of STR's rent their home on a long-term basis in the winter and at what rate?
7. Tax Benefit - What is the increased town tax revenue on the STR properties and the decrease on the town resources, i.e., schools etc.? And what is burden on taxpayer dollars to support the ordinance as proposed?
8. Septic/Sewer – The town has not put protocol in place to make sure all cesspools are upgraded within 12 months from a real estate sale, which poses a significant health risk to the community. What is the justification for picking on STR homes? STR homes are typically rented for less than half the year, which in simple math means half the usage.

As a real estate professional, I can offer the following:

1. National Association supports the 5th and 14th Amendment that property owners have the right to generate income with their property. This cannot be taken without due process.
2. STR's are not taking away from affordable housing. The majority of the STR's are not in an affordable housing price point either retail or rental.
3. Affordable housing should not be put on the burden of any homeowner. This is a nationwide and community problem. Each town should set up a committee to address how the town will solve their individual needs. It is not fair for a town to require a certain group of residents to help solve the affordable housing problem. This is not a retroactive issue.
4. State Requirements – The State of Rhode Island is already requiring registration of all Short-Term Rentals, filing of a Non-Resident Landlord Affidavit establishing “Resident Agent” for all legal notifications, and they are collecting Hotel Tax on behalf of the State and the Town. Any further registration is redundant and a waste of resources. The State and Town should work together to have a real-time database.
5. Fire Safety – each home is required to pass a smoke safety inspection upon selling. There are no further inspections required for residential properties. The only properties requiring additional inspections are 6 units or commercial buildings. Why would STR or LTR's be subject to additional inspections. Is the safety of a renter more important than that of a traditional homeowner?
6. STR's are not considered commercial use under the State Law or Town Charter. The town should not be calling STR's businesses or commercial as this is misleading to the public.
7. Hosting Platforms –
 - a. many hosting platforms require the property owners to pass certain safety requirements and offer comprehensive landlord and tenant insurance. They also allow a homeowner to restrict each tenant on age, number of people, positive reviews etc. In my experience the tenants, who are accountable to being rated on a public platform, are more respectful of the house and community rules, because they do not want to risk looking their 5 stars and future ability to rent! There are always bad apples every now and then, the best part is, they are usually gone in 7 days, and you can cross them off the future tenant list and give them a bad rating. (I would be more afraid of a bad tenant for 30+ days to a multi-year lease)
 - b. Fines – hosting platforms are charging significant fees to STR owners for cancelations. If the town requires the ordinance to effective immediately, with fines to the STR owners, they could be causing significant financial harm to the STR owners. (Not to mention so many people this holiday season could be out of a place to stay to visit family and friends)
8. Out of state STR owner/tenant - In my experience, many out of state owners are somehow tied to the area, i.e., children, family, friends, long time visitors. Almost all my clients who choose to purchase or rent in Tiverton / Little Compton, have a great appreciation for the sleepiness and raw beauty of the “Farm Coast”. Many of them do not want to see the area change or be developed. Myth - Not all out of state

owners of rental properties are demons looking to change the face of the town. Many of them are children or past residents, who are making their way back home. Some are family members of elderly parents, who decided to rent in a transition period. Some are former college students who fell in love with the great state of Rhode Island while they were here. Do you see the pattern here?

9. My experience – I have personally owned and managed short-term rentals in the area since 2008. Initially, I rented them direct, with written leases and now it is much easier and safer to rent using structure platforms. They offer protections and accountability for both the owner and the tenants. I require their identity to be verified using and this also provides another layer of personal security. I have never had one complaint on a STR in the last 14 years, which included owning/operating 6 and managing upward of 10.
10. Neighbors – in real estate when you buy a home you are never guaranteed who your neighbor will be. You receive a deed specific to your property and your rights end there. At any point in time a farmer could move in next door with 10 cows and 40 chickens, and you have no legal right to complain about farm noise or smell, the house could become a rental, or the owner could operate a legal self-employed business you find annoying. At any moment you could also decide to rent your property – this is your free will and right. You did not receive any guarantee or rights that the neighbor you had will always be.

A community should be built on compassion as life changes for everyone. With that in mind, I ask you this:

1. Do you really want the Casino to be the only housing option for your family and friends when they come to visit?
2. Would you like the option to short term rental your home if you decided you are over winter in New England and would like to snowbird?
3. Would you like the option to have your children purchase a home here for their future or their children's future?
4. Would you like the option to rent Mom and Dad's house if they end up in a nursing home and it is not time to sell, and you cannot put a year-round rental in place? Or maybe the market conditions are not favorable?
5. What if you needed to move near your parents for a while and did not want to sell or rent your home full time while your area away? Would you like the option to offer it for short term stays around your schedule?
6. Would you like the option to generate income from your property if times became financially hard?
7. Would you want to be forced to sell if the market was not favorable?
8. Do you have a small business that may be impacted by limiting tourism?
9. Are you a worker, tradesman, employee who could be impacted by the restrictions of STR's?
10. Does this change your long-term financial planning?
11. Are you interested in protecting your PROPERTY RIGHTS under the United State Constitution?

If, you can identify with any of the questions above, or understand how some of these situations may occur or happen to you, then I urge you to take a long pause before approving an ordinance limiting STR's. Please provide proof of what the problem is and what your ordinance is based on before you approve an ordinance that will eventually reach into each and every residents pockets at some point in their life.

Other Solutions:

Maybe we can flip the narrative. If the FEAR is the town will turn in to the Jersey Shore, host unruly tenants ... Maybe it is not the STR's who should be restricted. Maybe it is the tenants? Maybe we should have a set of general rules the tenants need to sign before occupancy. This list could detail the towns list of STR violations and respective fines, if the rules are broken, they would have to vacate immediately, forfeit their rent, pay a fine and be placed on a do not rent list. The review on the hosting platform would state the town violation, neighborhood violations etc., and they would receive a 0 Star Review on the hosting platform. Maybe we could limit the number of families who can occupy one home (depending on bedroom count) i.e., for example a 3-bedroom home could not have more than 2 Familia rental parties at one time. Maybe add an adult requirement and that person needs to be responsible for all minors. Maybe the tenants should have the fear not the STR owners and this would limit the renter pool who visits. Anyone who would be questionable clearly would not rent because the financial burden or repercussions would be too great. This solution would not violate STR owners' property rights. This solution feels more like what a town should do to establish rules and regulations for health, safety or community risk.

I am sure there even better ideas out there. I am just offering another way to look at things. I do not see the harm in taking it slow and considering all angles. There is a solution to every problem – if you know what the problem is.

Fact based, solution oriented, win-win

Renee M. Welchman, Associate Broker, CPA, Realtor
Keller Williams Coastal - Welchman Real Estate Group
401-649-1915

11/10/22

To: Town Councilors and any other town employees who have input into STR ordinance

Thank you for your efforts as a town councilor. I appreciate your time and effort to attend meetings, address issues and work toward what is best for all in our wonderful town of Tiverton.

I wanted to bring to your attention some concerns regarding the proposed STR ordinance. I realize most of you believe this ordinance is protecting the town. However, I wish to ask you to consider how it could be harmful to this town and its citizens. I believe there are better ways to regulate STR's than to do an ordinance that essentially is so limiting it will cause STR owners to lose their form of income and for the town to lose income as well.

In addition to the suggestions below, I would also suggest that those STR owners who have not had issues be grandfathered in.

STR's provide several benefits to town -

1. **Create locations for visitors to stay.** Many citizens appreciate that their visiting family members can stay closer in town rather than go to another town to stay. The only hotel we have is the casino. Allowing smoking in some areas would deter some from staying there. Additionally, it would make sense that those that stay at the casino are more apt to stay in the casino and gamble which would be missed income for our town's stores and restaurants. It would also be a missed income if visitors stay in other towns.
2. **Benefit to local stores and restaurants** -as tourist staying in STRs are apt to visit these establishments (additionally, often STR owners put out info about local stores/restaurants for guests).
3. **Resulting tax money to the town** (which in turn can help lower taxes in Tiverton). Per a study on STR revenue to towns, STRs pulled in \$3million in revenue. Please see the Newport Daily News article <https://www.newportri.com/story/news/local/2022/10/06/short-term-rental-revenue-newport-county-towns-tops-100-million-airbnb-vs-middletown-portsmouth/8119733001/>. STR's are also not adding children to the school system which can cost the town more money.
4. **create jobs**- cleaning crews, lawn maintenance and house maintenance etc
5. **congruent with town's comprehensive plan** as STR's promote *tourism* which is mentioned many times in the Town's Comprehensive plan, here are just a few-

- "TOURISM: Tiverton has a long history as a destination for seasonal tourism. Local residents and visitors are able to take advantage of the natural open spaces and beaches. Continued economic development capitalizing and marketing these strengths should be encouraged." (page 17)

-under 10.3.3 TOURISM " As a waterfront community, Tiverton can develop its natural assets *to encourage tourism*" (pg 125)

-10.6 Economic Growth Opportunities "A focus on *tourism*, technology and health and medical services will provide new economic growth opportunities for Tiverton".(Pg 130)

"Actively pursue enterprises with the best potential for *positive tax revenue, creation of job opportunities* and sustainable environmental impact."(pg 133 action 3)

Some concerns regarding the ordinance:

1. **How close an owner lives to the house or how much out of a year they live in the house**- can we agree that whether someone is conscientious or not is not limited to whether they are closer or further from a STR? Please have a study regarding current STRs and see how conscientious owners are and whether that is affected by how far they are. (I am relieved this would not affect me , however, I feel it is unfair to other STR owners)
2. **Large fee of \$1000 per unit**- I am not sure what this is addressing and where this money would go to? Please clarify reason behind why this is such an exorbitant fee from other towns. Also, taxes and fees are usually levied to offset provided services – there is no clear service, management or known benefit of this fee. In fact tax dollars will be spent to track and enforce this fee. It appears this is a deterrent not a necessary amount.
3. There seems to be a **fear of corporations taking over neighborhoods**. Could you please do some research regarding this? Where in RI has this happened? It wouldn't seem that a quiet coastal town would be something a company would want to invest in a whole neighborhood.
4. **Owning the home for 3yrs**. I am not sure what concern this is addressing other than an attempt to limit STRs?

5. *The primary goal of the ordinance seems to be to make it very difficult to do a STR. This goal seems to be based in fear not current issues.* I would suggest that there are consequences to those who cause harm rather for the town to cause harm to conscientious STR owners.
6. *Effect on town regarding these regulations-* as indicated previously, it would be helpful to do a study on the effects of STRs on the town. There should also be a study to clarify the effect on the town (monetarily and man hours) of the current ordinance guidelines to *regulate* the STR's. Focusing more on consequences for non-conscientious owners (to address any current issues and deter others from causing these issues) might be less arduous than managing all owners who have not been a problem.
7. *Taking away STRs will decrease tourism and decrease the income to the town. Also it goes against the towns comprehensive plan ,as indicated previously, part of the comprehensive plan of Tiverton is to increase and support tourism.*
8. *It has been repeatedly said at town council meetings that STRs are illegal in Tiverton. However, according to RI website it is legal and it appears it would actually be illegal not to permit them.*

(a) For any rental property offered for tourist or transient use on a hosting platform that collects and remits applicable sales and hotel taxes in compliance with § 44-18-7.3(b)(4)(i), §§ 44-18-18, and 44-18-36.1, **cities, towns or municipalities shall not prohibit the owner from offering the unit for tourist or transient use through such hosting platform, or prohibit such hosting platform from providing a person or entity the means to rent, pay for or otherwise reserve a residential unit for tourist or transient use.** A hosting platform shall comply with the requirement imposed upon room resellers in § 44-18-7.3(b)(4)(i) and § 44-18-36.1 in order for the prohibition of this section to apply. The division of taxation shall at the request of a city, town, or municipality confirm whether a hosting platform is registered in compliance with § 44-18-7.3(b)(4)(i).
webserver.rilin.state.ri.us/Statutes/TITLE42/42-63.1/42-63.1-14.htm

Given the information above, it would be concerning that the town current ordinance, of which the intention seems to be to deter most people from hosting STRs, would be against the State guidelines. The town would also be at risk for legal action which would cost the town money. So the town would not only lose money from tourist but also from lawsuits. Additionally, the state is already requiring registration on a state level. So it would appear many STR owners would already be legitimized by being registered with the state.


In addition to some suggestions indicated above I would like to again stress the importance of more research being done before finalizing this ordinance:

- 1) A decision not be made at the 11/14 TC meeting regarding the current STR ordinance until more studies are done.
- 2) A thorough study be made regarding how the STR's currently affect the town positively and negatively so the ordinance can directly address any issue and not penalize STR current owners for problems that have not been an issue.
- 3) A thorough study be made as to how any management of the STR ordinance will affect the town and it's employees positively and negatively. This would give an opportunity to see if a more efficient ordinance would serve the town better and entail less money and man hours to regulate.
- 4) Look further into the RI statute prior to creating the ordinance in order to be in compliance to state statutes and prevent expensive lawsuits.

I agree it would be helpful to have an ordinance for STR's. As with anything in town, we do not want any of them to cause issues with neighbors or the town in general. However, I think there is a way to regulate them that can work for everyone and not harm current conscientious owners. Let's work toward that goal together.

Thank you for listening to my perspective. I hope the Town Council meeting on 11/14 will involve open minded perspective and discussion on all sides.

Sincerely,


Maureen Umehara

60 Woodland Circle, Tiverton, RI

November 13, 2022

Tiverton Town Council

RE: Town Code of Ordinances, Appendix A Zoning Short Term Rentals

Dear members of the Tiverton Town Council,

Kim and I purchased our house in 2017, knowing the house was a little more than we could afford I suggested to my wife we could do a STR in a small finished area of the lower level of our home. Myself and my realtor reached out to the Town Hall [I called and he went in] and we were both told that there are no rules or regulations in respect to STR's in town. Knowing we would be able to make a few extra dollars to supplement our expenses we knew we could afford our "forever retirement home"

My wife, Kim has MS and is fully disabled, I am 53 and own a small business with a plan on retiring in the next 5 years. Since moving to Tiverton my taxes went from \$4600 to \$7100 a year along with utilities costs more than doubling. Imposing a \$1000 tax/fee to operate a STR will force us to close the doors and mostly likely will have to sell our home in next few years.

As a host, we have over 140 5-star reviews 0 negative comments, 0 complaints from neighbors, 0 noise complaints. Living in North Tiverton most of our guests are staying for a night or 2 to attend a wedding, local functions, parents of RWU or have families in Town. Creating this ordinance will force the guests that stay in N. Tiverton look for accommodations out of town. I have attached a few reviews from prior guests.

Currently Bally's Tiverton Casino Hotel is closed. How much revenue has the town lost due to the only hotel in town being closed? Is there a reason why it is closed? The fees and rules that the town is trying to enforce on the few STR owners are probably miniscule in comparison to the revenue the town is losing from the Tiverton Hotel. Bally's hotel in Lincoln is open for business. As taxpayer I would ask the council how much tax revenue have we lost with the hotel being closed for over 2 years now.

Approximately 20% of my gross profits go to service fees, taxes, cleaning and maintaining the property. A \$1000 fee along with the state fee will deduct another 10% from my earnings. For the amount of work that is involved in operating a STR it does not make economic sense.

In closing I oppose the ordinance as it is written, I would ask the board to reconsider their actions as this will only be detrimental to the towns plan.

Respectfully Submitted,
Chris & Kim Letendre

Public review

We stayed here for a girl's weekend and it was perfect! Chris is an amazing host. Very warm and inviting. He offered local suggestions for restaurants and things to do. The space was beautifully decorated and SUPER clean... I'm a germaphobe. They had fresh baked cookies waiting for us on arrival along with water in the fridge. The beds were comfy! The couch is really nice to hang out on and relax. The outside area is amazing and we lounged around on the chairs listening to the fountain while we chatted for a bit. The fish are cute too. I personally really enjoyed seeing the two dogs. They also had a couple lists ready and waiting so you would know the local beaches, restaurants, shops, etc... I highly recommend staying here! We have already talked about going back again for another trip.

Public review

This place is the perfect getaway! Convenient to everything, but nestled quietly away from the crowd. The apartment was filled with personal touches, very clean and welcoming. The host could not have been more accommodating. The private outdoor space and patio was awesome! We will definitely be back!

Public review

So clean and organized, very spacious, and very comfortable and relaxing especially after a day at the beach or shopping in the sun. could not have asked for a better place to stay

Public review

A great rental, with close location to beaches, restaurants, and attractions. Scenic view of Newport and the Rhode Island coasts. Chris and Kim were wonderful hosts, would absolutely stay again!

Public review

Fabulous - all around. Amazing location, gorgeous & so comfortable. Hosts were so helpful!

Public review

The perfect getaway for rest & relaxation. Chris & Kim are so hospitable. The place was clean and had all the necessary amenities. The bed was so comfortable. The back yard is a great place to hang out in. Close to beaches, wineries, hiking, restaurants and other activities. We look forward to vacationing here again.

November 14th, 2022

Dear members of the Tiverton Town Council,

My husband and I have been full-time residents of Tiverton for over 11 years. We currently operate two of our own STRs and manage four others for friends and family while they are out of town. We have been doing this for over eight years.

We strongly agree with the letters provided by other STR property owners and managers that outline the benefits that STRs provide to the community such as additional tax revenue, employment opportunities, additional means of accommodation, increased property values, and congruence with the town's Comprehensive Plan.

We care deeply for the community, the town, and local businesses, which have greatly benefited from our STRs. We have worked with the Tiverton Land Trust to conserve land, we have helped save friends from losing their homes by supplementing their mortgages with STRs, and we take great pride in maintaining our properties.

We recommend that the Town Council convene with STR owners, concerned neighbors, and small business owners to have discussion about the specific issues at hand rather than passing this ordinance, which we believe unfairly targets short term rentals.

We look forward to continuing an open dialogue that allows for all parties to provide input regarding their specific concerns. We are happy to commit to regulations that benefit the community at large, put our neighbors at ease, and protect the safety and integrity of the town. Our family will continue to renovate, honor, and share our passion for old properties in New England and we hope to continue to be able to do that in Tiverton.

Respectfully,

Mark and Sharon Moore



Proposed Ordinance Regarding Short Term Rentaks

1 message

Susan Medyn <smedyn@me.com>
To: publiccomment@tiverton.ri.gov

Mon, Nov 14, 2022 at 10:55 AM

Dear Town Council Members,

I am writing with deep concern regarding the overreaching regulations in the proposed Short Term Council Ordinance. While I believe that an appropriate level of oversight is appropriate, mandating owner occupancy is excessively prohibitive. This ordinance appears to lack thought regarding the multitude of benefits that short term rentals bring to our beautiful community. There is revenue brought to town businesses and restaurants, and employment of contractors, landscapers, housekeeping to keep such properties in good condition. Tiverton is a beautiful place to live, visit and vacation. Without the small percentage of housing dedicated to short term rentals, it is clear that over regulation would lessen revenue to multiple facets of this beautiful town. I respectfully ask that you amend this proposed ordinance while maintaining the \$100 annual registration fee and removing the owner occupancy from your mandate.

Susan Medyn
90 North CT
Tiverton RI 02878

Sent from my iPhone



STR / This evening town council meeting

1 message

Kelly Clemens <kellyclemens@me.com>

Mon, Nov 14, 2022 at 12:11 PM

To: publiccomment@tiverton.ri.gov

Kelly clemens
451 Seapowet Ave
Tiverton

Speaking on behalf of the guests for short term rentals.

Clint and I have needed to stay in 7 rentals while building our house in Seapowet. 4 of the 7 have been hosted by Sharon @ Moore House and Kristen @ Sakonnet Farmstays.

STR's play an important role in the fabric of our community. There are no reasonable hotels to stay in for residential stays. (kitchen, laundry etc)

We did not rent for the year as we didn't know that covid and slowdowns in material would cause so many delays.

Our son and new daughter in law, as you know,were married here in September. Her family stayed in Nonquit cottage / Sakonnet Farmstays and Quanset hut / Moore house.

Please reconsider the proposed ordinance to allow for these responsible STR hosts to continue doing business. Don't let one bad apple ruin the whole bunch. Tiverton is not Newport. Tiverton is not a party town.

Thank you
Kelly Clemens

Sent from my iPhone

Jeannie Veegh

Subject: FW: Petition Against Restricting Tourism and Homeowner's Rights
Attachments: STR Petition .pdf

From: Adam & Kristin Silveira <kristin@sakonnetfarm.com>

Sent: Monday, November 14, 2022 11:15 AM

To: jchabot@tiverton.ri.gov; townclerk@townoftivertonri.com; ddemedeiros@tiverton.ri.gov; mburk@tiverton.ri.gov; dcook@tiverton.ri.gov; jpedwards@tiverton.ri.gov; djanick@tiverton.ri.gov; jperry@tiverton.ri.gov; wvieira@tiverton.ri.gov; PublicComment@tiverton.ri.gov

Subject: Petition Against Restricting Tourism and Homeowner's Rights

Good morning,

Please see attached petition with 518 signatures and 15 comments requesting an open public process that educates our citizens and allows them to vote their mind.

I will be discussing this and my personal letter at this evening's meeting.

Kind regards,

--

Kristin Silveira

401-835-0553

4-0-3

Jeannie Veegh

From: Nancy Papagno < > on behalf of Nancy Papagno
Sent: Tuesday, August 30, 2022 9:41 PM
To: burk.ms@gmail.com
Cc: townclerk@tiverton.ri.gov
Subject: Re: STR's

Hello again,

Before responding to your reply, I want to apologize for the typo-filled email I sent to you. I was very upset and dashed it off before editing it. It is embarrassing to read such a bad example of poor grammar or fast typing. And again before going on, I would like assurance from you that the reporting in the **Sakonnet Times** is in fact correct; I had asked that in my previous letter and am still not clear about that.

I realize that STRs are technically not allowed within the zoning ordinances of Tiverton. That fact was made abundantly clear in the workshop in which I and several other hosts participated several months ago. The Council discussed the viability of a new ordinance to provide for STRs and make them legal. You all talked for several hours about that, and I for one listened avidly. I was prepared for a fee, but what happened since that meeting is beyond comprehension. Somehow, that proposed fee has been translated ten times over, and is now passed on to the Planning Board while we wait. I would like to stress that your response to me suggests a non-level playing field to be made more non-level.

The problem with STRs is that some of them create problems that residents in Tiverton complain about; while others do their business and have no problems with neighborhoods. What the Council must do is penalize those hosts/landlords/business owners when an infraction occurs - NOT penalize **all** hosts who are cognizant of and careful with their neighborhoods. I provide no issues in my neighborhood; no extra cars parked, no parties, nothing either outlandish or subtle. That I (and other hosts like me) should be penalized because some abuse the non-laws of Tiverton is **wrong**. You are listening to the complaints...What about the things you do not hear about?? Why should I and other hosts of STRs who do not commit wrong-doings be penalized because a few abuse and neglect the feelings of their neighbors? I am in my sixth season of doing it correctly. I am now supposedly being subject to a \$1000 registration, which would wipe out a month's earnings. Do I compare to the person who owns a house on a dead-end street who advertises his 'party house' and has six or seven vehicles parked on the street, along with the noise generated by the weekend partying at his rental house? He will pay \$1000, and I am bound by the same regulation?? No one hears my guests; no one sees them (with the possible exception of my one neighbor whose house faces my unit's door). My neighbors know I do Airbnb, because I informed them years ago. No extra cars, no noise...But I must put out that gouging \$1000 to the town along with the party manager who does not manage??

I am disappointed in your reply. This is not a 'standard playing field', because the field was never standardized. And I do not agree that you new draft does that successfully nor fairly.

I respectfully request that you please get your facts straight before you advocate for everyone to be treated the same. I am owner-occupied, and I resent being dealt with as a flagrantly abusive host landlord.

Nancy Papagno
15 Lawrence Court

On Aug 28, 2022, at 1:43 PM, burk.ms@gmail.com wrote:

Nancy

Thank you for your input. As noted in my comments during the Council meeting where the Council last discussed and sent the draft regulation on to the Planning Board for their legally required review, STR's are a business that seeks to operate in Tiverton, including in Residential Zones and our draft treats them as such a business. We have heard from several residents around town as to how existing STRs, which are operating illegally but we have at this point not enforced while we work out the details of an ordinance, are creating significant issues in the neighborhood. These residents did not purchase their homes and expect to have extremely transient individuals renting from their neighbors on often a nightly basis and causing such disruptions. The issues include noise, septic and cesspool challenges, well-water overuse and parking to name a few.

A regulation sets a standard playing field for all. We cannot design a regulation that treats those who operate properly and one for those who may not follow the rules. This draft does that.

The process at this point is that the Planning Board must conduct a review as required by state statute since this is a Zoning Regulation and report back to us on numerous key points. They have 45 days from the time we sent it to them to report back. The Council must hold a public hearing within 60 days of the date we sent to the Planning Board so the public has the opportunity to provide input. The public can, as you have, provide written input. To my knowledge, the Clerk has not yet set a date for the hearing but I have copied her here so she can provide that information.

Thanks

Mike

From: Nancy Papagno <_____>
Sent: Thursday, August 18, 2022 12:12 PM
To: Michael burk <mburk@tiverton.rl.gov>
Subject: STR's

Hello Mike,

I hope your memory is good enough to remember that we met on Election night two years ago, and around the STR issue, I wrote to you more than once with my opinions and personal experiences. The last I saw you was at the first Council "Worship" on the subject, where I was the first speaker. I was described by some of the Council members as "one of the good guys", because I had apparently crossed off the dots on all the boxes of owner-occupied, single car parking off-street, no parties allowed. More would be forthcoming, the Council said, and I have followed it very closely - I thought - until I just read the article in this week's Sakonnet Times. Imagine my surprise, disgust, and disappointment to read that the \$100 registration fee discussed - and not at all unanimous - is now \$1000! That is roughly a month's charges in my sample studio apartment, gone to the town. While other STR's are charging \$400 and \$500 a night, my fees are a fraction of that. So that I am not overdoing my criticism, I would like first to be assured that the reporting, not unlike other Sakonnet Times articles, is accurate.

The article states that Ms. deMedeiros claims that citizens "can still come talk with us", and I have written to her and now to you. I intend to write to each of the Council members about my feelings on what Tiverton is doing to my and others' STR's. We are **not** Newport; but we are being treated like scum who are all breaking rules that do not exist. There are bad practices among some STR's; I do not break

rules, and I am adamant about keeping my premises clean, safe, and neighborly - as I am sure all my neighbors would attest.

I am an 18 year resident of Tiverton, having moved from Massachusetts nearing the end of 2004. I rehabbed a nicotine-covered cottage on Lawrence Court, and moved in on July 4th of 2005. My Airbnb is in its sixth season, and I have the privilege of being termed a "super host". I have a studio apartment with a refrigerator and no stove. I have on-site, driveway parking for one car, and do not allow parties or additional cars.

Unlike others who spoke that night many months ago, I had called the town two years before to ask if there were a permit I had to get, and was told to wait and see what the town had decided. I watched for that meeting date and appeared, as already cited, but nothing I have seen warned me about a meeting on August 9th. How was it that from that first 'workshop' to August 9th, a fee 10 times greater than the \$100 was greed upon?? I am anxious to follow through on the president's offer, so I invite you to call me, at [redacted]. Since I have no source for your telephone number, and perhaps even set up a meeting with me, so that I can tell you how I feel about what Tiverton is about to do to my STR, with an outrageous fee that was pulled on citizens without warning.

Sincerely,

Nancy Papagno
15 Lawrence Court

4-0-4

Jeannie Veegh

From: mburk@tiverton.ri.gov
Sent: Monday, August 29, 2022 3:56 PM
To: 'Marisa Bartolucci'
Cc: mburk@tiverton.ri.gov; DdeMedeiros@tiverton.ri.gov; townclerk@tiverton.ri.gov
Subject: RE: Airbnb regulations

As I noted, there will be a public hearing in the future which will be advertised by the Clerk. This issue will not be on our agenda prior to the public hearing and therefore by law we cannot discuss it.

From: Marisa Bartolucci < >
Sent: Monday, August 29, 2022 3:38 PM
To: burk.ms@gmail.com
Cc: mburk@tiverton.ri.gov; DdeMedeiros@tiverton.ri.gov
Subject: Re: Airbnb regulations

Dear Council Members,

Yours was a most unsatisfactory reply.

You addressed none of my concerns, and did not explain how the monies collected from the registration fee, which I imagine would be somewhere between \$25k and \$50K annually, would be spent.

Meanwhile, I am still unable to understand how a \$1000 registration fee will stop STR bad actors who have nightly changing guests who cause lots of disruption. Why can't you just regulate 2 nights minimum for all STR operators and require that they have offsite parking and do not allow parties? You might also regulate that occupancy of a house cannot be above a certain number to cause septic issues. Any STR operator who disobeys these rules, should no longer be allowed to operate their "business." It would be more draconian, but you might also limit the amount of nights per year you could rent a property, say 100? That would cover the "summer season" here, enabling vacationers to stay in Tiverton, while not turning houses into hotels in all but name.

By imposing a \$1,000 registration fee, you actually are encouraging more single night, discounted rentals, rather than less. (That is actually the advice Airbnb provides for generating the most revenue from your guest space.)

My two other thoughts about this is that if this onerous, anti-business fee is enacted, I will either stop hosting, increase my rates to pay for it (I try to keep my rates on the affordable side, so I get guests who are of certain income and sophistication, but also recognize a terrific deal) and so reduce the amount of spending on dining and souvenir purchases my guests currently inject into the town; or I will clean my guest suite myself and thereby save about \$1,800 a year, depriving local house cleaners of that income.

How is the town of Tiverton and its citizens benefitting in any of those scenarios? It seems the only one who "wins" is the town council which will rake in a nice chunk of change,

What is the registration fee paid by other small businesses here? What, for instance, do liquor stores pay annually to register their business?

I ask, because according to the police blotter for Tiverton published weekly in the *Sakonnet Times*, DUIs are among the most popular weekly crime, along with the dealing and possession of illegal substances. Perhaps, every citizen of

Tiverton should be assessed \$1,000 on top of our high property taxes, because some of us suffer from the disease of addiction. So why not have us all pay for it? Isn't that a similar logic?

Also, where can I find a listing of all the complaints and bad actors among Tiverton's STRs? I am genuinely curious to actually know HOW big a problem this really is.

Thank you for your additional patience in reading this. I will not pester you again by email, but instead show up at the next council meeting that addresses this matter.

Yours sincerely,
MARISA BARTOLUCCI

Marisa Bartolucci

On Aug 29, 2022, at 9:50 AM, <burk.ms@gmail.com> <burk.ms@gmail.com> wrote:

Ms. Bartolucci

Thank you for your input. As noted in my comments during the Council meeting where the Council last discussed and sent the draft regulation on to the Planning Board for their legally required review, STR's are a business that seeks to operate in Tiverton, including in Residential Zones and our draft treats them as such a business. We have heard from several residents around town as to how existing STRs, which are operating illegally but we have at this point not enforced while we work out the details of an ordinance, are creating significant issues in the neighborhood. These residents did not purchase their homes and expect to have extremely transient individuals renting from their neighbors on often a nightly basis and causing such disruptions. The issues include noise, septic and cesspool challenges, well-water overuse and parking to name a few.

A regulation sets a standard playing field for all. We cannot design a regulation that treats those who operate properly and one for those who may not follow the rules. This draft does that.

The process at this point is that the Planning Board must conduct a review as required by state statute since this is a Zoning Regulation and report back to us on numerous key points. They have 45 days from the time we sent it to them to report back. The Council must hold a public hearing within 60 days of the date we sent to the Planning Board so the public has the opportunity to provide input. The public can, as you have, provide written input. To my knowledge, the Clerk has not yet set a date for the hearing but I have copied her here so she can provide that information.

Thanks

Mike

From: Marisa Bartolucci <>
Sent: Sunday, August 28, 2022 2:56 PM
To: mburk@tiverton.ri.gov; DdeMedeiros@tiverton.ri.gov
Subject: Airbnb regulations

Dear Council members,

When I read in the Sakonnet Times two weeks ago that the council was considering "fees such as an unspecified amount "to be set by the town council" at the time the special permit application is submitted, as well as a registration fee of \$1,000 per dwelling unit to be assessed annually," I almost fell out of my chair. I was literally gobsmacked!

I thought that originally you were talking about a registration fee of \$150! Now I'm going to be paying more than a \$1,000? How much do you think a single property owner makes on Airbnb?

I generally rent out the attached guest suite of my house to single visitors or couples. Occasionally, I rent out the downstairs bedrooms when a family comes to stay, and they use my downstairs walkout as their private entry. I only allow those downstairs bedrooms to be used a few nights, because I don't enjoy having guests in my main living quarters. Generally, guests who visit stay for two to three nights. I don't accept "extended stays."

I moved to Tiverton from New York City in December, 2017, and after I renovated my house, I listed the aforementioned rooms on Airbnb the following year. I've grossed about \$10,000 a year, that's before taxes, and I put that money to maintaining and updating the landscaping and other improvements, like repaving the driveway.

There have been NO COMPLAINTS about my guests. So why should I be penalized by having to pay the town council more than 10% of my pre-tax earnings because of a few bad apples? What do you intend to do with that money?

I may well decide that if you impose this annual registration fee, not to list my house at all. Because it will no longer be worth it. And that would be a shame for the extended families from the area who have booked my guest suite when their parents cannot accommodate a family reunion of all their children/grandchildren in their home. Or visitors from out of town who want to attend the Newport Folk/Jazz Festivals, but can't afford Newport lodgings and who then patronize the shops and gallery at Four Corners.

Whenever I have guests I always encourage them to eat at the Red Dory and Boat House or even to get take out from Plouf Plouf and Evelyn's. Groundswell is their de facto break joint as they can walk to it from my house. All of this seems to be good for the town, and the extended community, so why am I and other local hosts going to be burned with a fee that for most of us is probably about 10% of our pretax earnings?

When I had read a year ago that there would likely be an annual registration fee of \$150, I was annoyed, but it seemed reasonable. But \$1,000 is ridiculous.

I am sorry I missed the last meeting when this was discussed, but I would very much like to attend the next, but I can't seem to figure out from the town website when that will be.

Can you provide me with the details, or at least tell me where to look?

Thank you,

Marisa Bartolucci
200 Puncatuck Neck Road

!

WE BELIEVE THE CURRENT EFFORTS BY THE TIVERTON TOWN COUNCIL TO REGULATE SHORT TERM RENTALS WILL NEGATIVELY IMPACT TOURISM TO OUR TOWN AND RESULT IN SERIOUS IMPACTS TO OUR BUSINESSES AND HOME VALUES.

THE THOUSANDS OF FAMILY MEMBERS AND TOURISTS THAT RENT OUR HOMES FOR SHORT STAYS IN THE SUMMER

- BRING MUCH NEEDED REVENUES THAT SUPPORT OUR SHOPS AND RESTAURANTS
- CREATE JOBS AND TAX REVENUES
- SUPPRESS PROPERTY TAXES
- ENHANCES PROPERTY VALUES

ANY ATTEMPT TO CHANGE AN ECONOMIC DRIVER TO OUR COMMUNITY SHOULD BE STUDIED TO VERIFY POSITIVE AND NEGATIVE IMPACTS.

WE DEMAND AN OPEN PUBLIC PROCESS THAT EDUCATES OUR CITIZENS AND ALLOWS THEM TO VOTE THEIR MIND.

LET'S SUPPORT OUR ENTIRE COMMUNITY AND PASS A SENSIBLE AND WIDELY SUPPORTED STR ORDINANCE!

petition_comments_jobs_34951939_20221114112606 (1)

Name	City	State	Postal Code	Country	Commented Date	Comment
erin mcglinn	warwick	RI	2888	US	2022-11-10	"Tiverton is a stunning part of Rhode Island that people should be able to visit respectfully, spend money, provide jobs and income in the town, and enjoy. Many of these properties have historic charm and were saved from demolition by being rentals and provide educational opportunities as well as community gatherings."
Kimberly McHale	Foster	RI	2825	US	2022-11-10	"Local businesses receive a massive benefit from short-term rentals. Although I not a local business owner, I see the benefits of tourism."
Ruth Truesdell	Orange	MA	1364	US	2022-11-10	"I'm signing because we have rented several times from Kristin Silveira. Her homes are comfortable, clean and conveniently located to local attractions! It would be a shame if she could no longer continue to offer her homes for rent because of this tax issue. We hope that the town of Tiverton will make the correct decision to allow the owners of these homes to rent them to tourist like myself."
Gall Werneburg	Ponte Vedra Beach	FL	32082	US	2022-11-10	"We have rented from the Moore Family for eight years each summer. We've enjoyed restaurants, farm stands, other towns close by, fishing excursions, and more. Our whole family has visited us in Tiverton. Our oldest son and his wife decided they needed to own a Tiverton condo - they thank us for introducing them to this special place. But, it's this place that enchants and delights the visitors! Who knows how many renters become Tiverton homeowners??"
Richard Cashin	Tiverton	RI	2878	US	2022-11-10	"I believe the availability of quality vacation homes and short-term rentals to both extended family and visitors is good for the town. Home owners can earn extra income to support their properties and keep their homes in the family. Also guests become a source of customers for local businesses and services."
Anne Finestone	Los Angeles	CA	90011	US	2022-11-10	"There are many families who come to this part of Rhode Island for family vacations year after year, and stay in short-term rentals because there are no other options for accommodations in the area. These visitors bring appreciation and financial support to the town of Tiverton, becoming a source of income for local businesses and tax revenue to Rhode Island. I hope we can keep this lovely vacation spot available for visitors!"
Jessica Botelho	New Bedford	MA	2745	US	2022-11-10	"I cannot express how important signing off on this petition is for me. I do not reside in the town of Tiverton but I am employed there. Without short term rentals I would still be unemployed. STR's throughout Tiverton have given me a job after being out of work for quite sometime. I thank you STR owners, managers, and most importantly the town of Tiverton!"
George Hechtman	New Bern	NC	28560	US	2022-11-10	"We have come to Tiverton and environs every year for the past 40 years. We are a quiet older couple and patronize local businesses as much as possible. This ordinance is wrong on so many levels, and its passage will permanently end our support for any business in Tiverton."
John Smith	Winston-Salem	NC	27107	US	2022-11-11	"I return every year to Tiverton and often stay in STRs. I support the local economy in doing so while enjoying the beauty of a town little changed in half a century. Careful development and thoughtful planning can create relationships that work for owners, visitors and businesses. I graduated from Fort Barton, Pocasset and Tiverton Jr Sr High School, and it would disturb me to see non-sensical obstructions and expenses put in front of the STRs resulting in exactly what you do not want. The unintended consequence of only the wealthy being able to come to Tiverton and influence instead of the 'common' man, Jack Smith THS 1874"
Lauren Dodington	Gullford	CT	6437	US	2022-11-11	"My family has rented each summer on the farm coast for 20 years. We do not own a home, but consider the area "our place" in 3 generations of our family."
Gavin Nathan	Boston	MA	2127	US	2022-11-12	"We have enjoyed visiting Tiverton on vacation from Boston using short term rentals many times, never had a problem, met lots of nice people there, I guess next year we'll be heading to a hotel in Newport instead."
nancy coimler				US	2022-11-12	"Tourism"
Mark Goussie	Somerset	MA	2726	US	2022-11-13	"I believe short term rentals are good for residents. There are many in my neighborhood and never any problems. They bring in revenue for the shops and restaurants with no impact on the tax base as far as school and town services."
daniela lopas	somerset	MA	2726	US	2022-11-13	"This is a perfect example of overreach & control over personal property... It only grows from here."
Nancy Papagno	Tiverton	RI	2878	US	2022-11-14	"Tiverton's TC has gone too far, & has gauged its STR hosts with a fee 10X its initial proposal. And it has responded to a raft of complaints that are largely unfounded, unsubstantiated, & unsigned. Let's respond to the positives, & not penalize the bulk of hosts who run well-reputed STRs, the only guest quarters in town."

petition_signatures_jobs_34951939_20221114112606

Name	City	State	Postal Code	Country	Signed On
Kristin Silveira				US	2022-11-10
Michael Meyer	Scarsdale	NY	10583	US	2022-11-10
Tracie Fountas	Andover	MA	1810	US	2022-11-10
Alyssa Wood	Tiverton	RI	2842	US	2022-11-10
Christine Bandoni	Miami	FL	33179	US	2022-11-10
Christopher Letendre	tiverton	RI	2878	US	2022-11-10
Dee Foley	Manchester	CT	6040	US	2022-11-10
Sharon Moore	Tiverton	RI	2878	US	2022-11-10
Stephanie Bedard	Swansea	MA	2777	US	2022-11-10
Dylan Korzeniowski	Tiverton	RI	2842	US	2022-11-10
Blair Moore	Fall River	MA	2720	US	2022-11-10
Sharon Silvia	Fall River	MA	2721	US	2022-11-10
Mark Moore	Tiverton	RI	2878	US	2022-11-10
Alex Debski	Portsmouth	RI	2871	US	2022-11-10
Corran Moore	Savannah	GA	31410	US	2022-11-10
Chelsea Silvia	Middletown	RI	2842	US	2022-11-10
Camila Castillo	Miami		33137	US	2022-11-10
Yushan Pan	Miller Place		11764	US	2022-11-10
Richard Waksman	Pleasantville		10570	US	2022-11-10
Mozhgan Pakzad	Fort Lauderdale		33326	US	2022-11-10
Kristin Rosebrock	Providence	RI	2904	US	2022-11-10
Christopher Gutierrez	Modesto		95354	US	2022-11-10
Mathew Rodriguez	Miami		33177	US	2022-11-10
Kristen Craig	Pawtucket	RI	2860	US	2022-11-10
Rachel Crai	Yonkers		10704	US	2022-11-10
Tata Mowlavie	Charlotte		28227	US	2022-11-10
Anyelika Gil	Miami	FL	33157	US	2022-11-10
Melissa Paolino	Skaneateles		13152	US	2022-11-10
Chris Riley	Tiverton	RI	2878	US	2022-11-10

KRISTIN Smith	SWANSEA	MA	2777	US	2022-11-10
Emily Hosseini	Bristow		20136	US	2022-11-10
Xavier Bryant	Indianapolis		46268	US	2022-11-10
Sunset Valdivia	Miami		33177	US	2022-11-10
Natalie Tayes	Cookville		38506	US	2022-11-10
Khader Mustafa	Lansdale		19446	US	2022-11-10
Sima Mobasheri	Westbury		11590	US	2022-11-10
Caitlin Morrison	Cherryville		28021	US	2022-11-10
حسن ايلات زاده	Reston		20190	US	2022-11-10
Mohamed Abdalla	Kansas City		64131	US	2022-11-10
David Joseph	Miami		33162	US	2022-11-10
Valeria Orozco	Hialeah		33016	US	2022-11-10
le do this no	Naples		34120	US	2022-11-10
Aiden Stadler	Davenport		52807	US	2022-11-10
Ill Boy	miami		33186	US	2022-11-10
Dina Vallejos	Commerce City	CO	80022	US	2022-11-10
Alison Ferreira	Bristol	RI	2809	US	2022-11-10
Jessica Botelho	New Bedford	MA	2745	US	2022-11-10
Kris Welchman	Boston	MA	2215	US	2022-11-10
Nancy Chase	New York	NY	10009	US	2022-11-10
Deborah Carreira	Tiverton	RI	2878	US	2022-11-10
Bromley Moore	Tiverton	RI	2878	US	2022-11-10
Katherine Couture	Tiverton	RI	2878	US	2022-11-10
Garrett Parker	Tiverton	RI	2878	US	2022-11-10
Natalie Cherbaka	New York	NY	10118	US	2022-11-10
Renee Durost	Tiverton	RI	2878	US	2022-11-10
Leah Katz	North Easton	MA	2357	US	2022-11-10
erin mcginn	warwick	RI	2888	US	2022-11-10
Samantha Anderson	Quincy	MA	2169	US	2022-11-10
Adin Weatherley	Tiverton	RI	6114	US	2022-11-10
Travis Hopper	Providence	RI	2906	US	2022-11-10
Wayne Milliken	Brooklyn	NY	11203	US	2022-11-10

mike sweeney	portsmouth	RI	2871	US	2022-11-10
Lauren Anderson	Baldwinsville	NY	13027	US	2022-11-10
Niav Connor	Acton	MA	1720	US	2022-11-10
Stacey Diemesevich	Manchester	CT	6040	US	2022-11-10
Flop Williams	Birmingham		35203	US	2022-11-10
Daniela Barrera	Mission		78574	US	2022-11-10
Nevaeh Scott	Cumming		30041	US	2022-11-10
Ivan Alas	Lynn		1902	US	2022-11-10
Rebecca McCloskey	Atlanta		30327	US	2022-11-10
Margaret George	Elkridge		21075	US	2022-11-10
Aixa Fielder	Los Angeles		90028	US	2022-11-10
Shamika Jones	Atlanta		30353	US	2022-11-10
chris boudreau	Clinton		6413	US	2022-11-10
Lee-Ann Morey	Nashua	NH	3060	US	2022-11-10
Matt Ruppert	Brookfield		6804	US	2022-11-10
Unknown Unknown	Orangeburg		10962	US	2022-11-10
Kelli Rosenfeld	Atlanta		30341	US	2022-11-10
Jason Pruitt	Shelbyville		46176	US	2022-11-10
Annie Jean	Secret.		2124	US	2022-11-10
Zyannah Dinkins	Cincinnati		48238	US	2022-11-10
Terry Crain	Virginia Beach		23456	US	2022-11-10
Nevaeha Kelly	Sugarland		77459	US	2022-11-10
Kimberly Letendre	Portsmouth	RI	2871	US	2022-11-10
Michael Scull	Middletown	RI	2842	US	2022-11-10
Ella DeMarco	Tiverton	RI	2878	US	2022-11-10
Lori Wood	Tiverton	RI	2878	US	2022-11-10
Jeanne De Souza	Cumberland	RI	2864	US	2022-11-10
Karen Westcott	Tiverton	RI	2878	US	2022-11-10
Briana Pothier	Lynchburg	VA	24515	US	2022-11-10
James Alves	New Baltimore	MI	48047	US	2022-11-10
Sarah Carrillo	Blountstown		32424	US	2022-11-10
Molly Richard	Jamestown	RI	2835	US	2022-11-10

Jennifer Miguel	Manchester	CT	6040	US	2022-11-10
Beverly Poirier	Tiverton	RI	2878	US	2022-11-10
Christine Carlile	West Hartford	CT	6110	US	2022-11-10
Richard Cashin	Tiverton	RI	2878	US	2022-11-10
Ruth Truesdell	Athol	MA	1331	US	2022-11-10
Kelly Milukas	Tiverton	RI	2878	US	2022-11-10
Chris Sousa	Middletown	RI	2842	US	2022-11-10
Kimberly McHale	Foster	RI	2825	US	2022-11-10
Brittany Wood	Tiverton	RI	2703	US	2022-11-10
Suzanne Reynolds	Tiverton	RI	2878	US	2022-11-10
Jeremy Provost	Attleboro	MA	2703	US	2022-11-10
Leonidas Amarant	Attleboro	MA	2703	US	2022-11-10
Catherine Kasimov	charlotte	NC	28277	US	2022-11-10
Atticus Allen	Providence	RI	2904	US	2022-11-10
Jami Silveira	Providence	RI	2906	US	2022-11-10
Diane Dailey	Middletown	RI	2842	US	2022-11-10
Leon Hoyer	Franklin	TN	37064	US	2022-11-10
Rebecca Moore	Tiverton	RI	2878	US	2022-11-10
Teresa Mowery	Tiverton	RI	2878	US	2022-11-10
Gail Werneburg	Ponte Vedra Bea	FL	32082	US	2022-11-10
Chad Kritzas	Providence	RI	2904	US	2022-11-10
Jared Baggaley	Cedar City		84720	US	2022-11-10
hailey rollier	Arlington Heights		60005	US	2022-11-10
Allison Morris	Atlanta	GA	30307	US	2022-11-10
Gilda Rezayani	Boston		2118	US	2022-11-10
Faith Ndungu	Helena		35080	US	2022-11-10
siina khademi	Overland Park		66211	US	2022-11-10
cory preis	Chicago		60656	US	2022-11-10
رضا احمدی	Los Angeles		90060	US	2022-11-10
Seth Nolte	Rolla		65401	US	2022-11-10
joanne snider	Tiverton	RI	2878	US	2022-11-10
Vanessa Wilson	Federal Way		98003	US	2022-11-10

Mackensie Mohr	Emmaus		18049	US	2022-11-10
Marybeth Praskievicz	Tiverton	RI	2878	US	2022-11-10
Gale Laskowski	Trumbull	CT	6611	US	2022-11-10
Eric Lavigne	Providence	RI	2908	US	2022-11-10
Jenna Freitas	Boston	MA	2215	US	2022-11-10
rose rodrigues	Tiverton	RI	2878	US	2022-11-10
JOYCE POULTER	Newport	RI	2840	US	2022-11-10
Sahar Alizadeh	Secaucus		7094	US	2022-11-10
Anne Finestone	Little Compton	RI	2837	US	2022-11-10
Randy Lewis	Houston		77036	US	2022-11-10
Jayden Patana	Ocean Park		98640	US	2022-11-10
Jesus Fernandez	Denver		80204	US	2022-11-10
Keisha Smith	Miami		33138	US	2022-11-10
SASAN SASANI	Santa Ana		92706	US	2022-11-10
Mehrdad Sohrabi	Atlanta		30303	US	2022-11-10
Jon McLemore	Pendleton		46064	US	2022-11-10
Vincent Garola	New York		10003	US	2022-11-10
Parviz Pazoki	Oakland	CA	94605	US	2022-11-10
Francis S.	Chicago		60608	US	2022-11-10
Anne Tillinghast	Tiverton	RI	2878	US	2022-11-10
Bryan Obi	Carrollton	TX	75007	US	2022-11-10
John Williams	Tiverton	RI	2878	US	2022-11-10
Valeria Aguilar	Cherry Hill		8034	US	2022-11-10
Jenn Fite	San Diego		92126	US	2022-11-10
Christopher Adams	Washington		20011	US	2022-11-10
Paul Markillie	Grand Blanc Township		48439	US	2022-11-10
Candace Saloum	Whitehall		18052	US	2022-11-10
Zexa Sullivan	Ocean Springs		39564	US	2022-11-10
Krystal Heredia	Plainfield		60586	US	2022-11-10
Lulzim Ajvazi	Apo		936	US	2022-11-10
Kristine Eastman	Sherrill	NY	13461	US	2022-11-10
charlie muehlbauer	Plainfield		60586	US	2022-11-10

Maria Beury	Chicago		60605	US	2022-11-10
Debra Todisco	Hopkinton	MA	1748	US	2022-11-10
Andrew Lieb	Phenix City		36870	US	2022-11-10
Addee Munsell	Las Vegas		89106	US	2022-11-10
NALLA MAHESH	Chicago		60616	US	2022-11-10
Samantha Barnett	Fleming Island		32003	US	2022-11-10
Wanda Dowell	Montrose		26283	US	2022-11-10
Brian Reed	Des Moines		50320	US	2022-11-10
Camille Nouri	New York		10118	US	2022-11-10
Michele Jalbert	Tiverton	RI	2878	US	2022-11-10
Laura Beirne	East Setauket	NY	11733	US	2022-11-10
Shaun Ashton	North Attleboro	MA	2726	US	2022-11-10
Elizabeth Jackson	Tiverton	RI	2878	US	2022-11-10
Kristen Cronin	Tiverton	RI	2878	US	2022-11-10
Robert King	Irvine	CA	92620	US	2022-11-10
Therman Richard	Jamestown	RI	2835	US	2022-11-10
Jennifer King	Irvine	CA	92620	US	2022-11-10
Bruce Epke	Tiverton	RI	2878	US	2022-11-10
Mike Poulter	Middletown	RI	2842	US	2022-11-10
alejandra alvarado	Modesto		95355	US	2022-11-10
Urissa Hunter	Cypress		77433	US	2022-11-10
Adam Silveira	Newport	RI	2840	US	2022-11-10
Jill Sferrazza	Waco	TX	76798	US	2022-11-10
Heather Anderson	Paso Robles	CA	93446	US	2022-11-10
George Hechtman	NEW BERN	NC	28562	US	2022-11-10
Betsy Perry	Head of Westpor	MA	2790	US	2022-11-10
emma burge				Ireland	2022-11-10
Vincent Renou	Tiverton	RI	2878	US	2022-11-10
Savannah Rickman	Ontario		91761	US	2022-11-10
Laurie Elliott	Helena		59601	US	2022-11-10
Addison Conway	Surprise		85388	US	2022-11-10
Ron Potvin	Tiverton	RI	2878	US	2022-11-10

Jean-Claude Mongeon	North Kingstown	RI	2852	US	2022-11-10
Seth Price				Israel	2022-11-10
Bill Thompson	Tiverton	RI	2878	US	2022-11-10
Igor Bugayev	Randolph		7869	US	2022-11-10
Hunter Scheelar	Towson		21257	US	2022-11-10
Roy Chanax	San Rafael		94901	US	2022-11-10
Jayli Stagner	Hattiesburg		39401	US	2022-11-10
Heaven Hopper	Macon		31206	US	2022-11-10
Craig Sowersby	Attleboro	MA	2703	US	2022-11-10
Rachael Glogovsky	Lake Geneva		53147	US	2022-11-10
A M			10001	US	2022-11-10
Abraham Ashenafi	Seattle		98106	US	2022-11-10
Anna Naumenko	Brooklyn		11224	US	2022-11-10
Sophie Lafferty	Scotch Plains		7076	US	2022-11-10
Evan Wowie	Akron		44312	US	2022-11-10
Corey Meyers	Lakeland		33809	US	2022-11-10
Emily Bichara	Miami		33178	US	2022-11-10
Jacqueline Figueroa-B	Santa Ana		92701	US	2022-11-10
Adria Ward	Siloam Springs		72761	US	2022-11-10
Isabella Jehle	Springfield		7081	US	2022-11-10
Jonathan Herbert	Brooklyn		11231-2711	US	2022-11-10
Daniel Heyman	Bristol	CT	6010	US	2022-11-10
William Richard	West Greenwich	RI	2817	US	2022-11-10
Mobina Ebrahimi	Newark		7094	US	2022-11-11
Marisa Bartolucci	Tiverton	RI	2878	US	2022-11-11
Tripp Clemens	Boston	MA	2127	US	2022-11-11
Linda Hong	Little Compton	RI	2837	US	2022-11-11
Meagan Sterling	Tiverton	RI	2878	US	2022-11-11
Mike Miguel	Fall River	MA	2720	US	2022-11-11
Will Lockhart	Memphis		38107	US	2022-11-11
Jade Metta	Medford		97504	US	2022-11-11
Lila Alsieux	Neptune		7753	US	2022-11-11

Matthew Tarvin	Hayward		94544	US	2022-11-11
Grace Lee	Manchester		3103	US	2022-11-11
Denver Wadad				US	2022-11-11
Allison Toole	Woodstock		30188	US	2022-11-11
William McGuire	Tiverton	RI	2878	US	2022-11-11
Alessandra Renn	Warren	OH	44484	US	2022-11-11
Fire Scythe	Los Angeles	CA		US	2022-11-11
Katherina Vera	Queens		11428	US	2022-11-11
Mina Hoori	Houston		77007	US	2022-11-11
Josh S	Toledo		43623	US	2022-11-11
Taryn Lapierre	Harrisville	RI	2830	US	2022-11-11
Rachael Branchini	Apex	NC	27523	US	2022-11-11
Ashley Leonard	Barnegat	NJ	8005	US	2022-11-11
rob wood	Tiverton	RI	2878	US	2022-11-11
Bettina Gould	Chelmsford	MA	1824	US	2022-11-11
Deborah Rigo	Yorktown Heights	NY	10598	US	2022-11-11
John Smith	Winston-Salem	NC	27107	US	2022-11-11
Elizabeth Brow	Glastonbury	CT	6033	US	2022-11-11
Kathy Harris	fremont	CA	94539	US	2022-11-11
Lulu Amy	San Rafael		94901	US	2022-11-11
Paola Hosner	Cristal River		34428	US	2022-11-11
Michael Friedmann	Bronx		10461	US	2022-11-11
Pamela Thompson	Tiverton	RI	2878	US	2022-11-11
Sumanth Reddy				US	2022-11-11
Oscar Stern	Jacksonville		32223	US	2022-11-11
Megan Loew	Carroll		51401	US	2022-11-11
Hannah Elramly	Ronkonkoma		11779	US	2022-11-11
Ashley H	Topeka		66609	US	2022-11-11
Jessica Staats	Jax		32222	US	2022-11-11
Pariya Rostami	Nashville		37203	US	2022-11-11
Ereshkigal Mayers	Ashburn		20147	US	2022-11-11
Emily Hernández	Irving		75062	US	2022-11-11

Renee Welchman	Montpelier	VT	5602	US	2022-11-11
Rob Kuzy	Raleigh	NC	27617	US	2022-11-11
Walt Hogan	Attleboro	MA	2703	US	2022-11-11
Darren Lima	Hope	RI	2831	US	2022-11-11
Ivan Shubin	Las Vegas		89121	US	2022-11-11
Teri Gareau	Willington	CT	6279	US	2022-11-11
Andrew Kazarian	Newport	RI	2840	US	2022-11-11
Rıza Dekidjiev	Wayne		7470	US	2022-11-11
Crystal Thompson	McMinnville		37110	US	2022-11-11
Maureen Umehara	Portsmouth	RI	2871	US	2022-11-11
Bitu Haghgosha	Dallas		75231	US	2022-11-11
Mahed Hamidi	New York		10013	US	2022-11-11
Teddra Young	Oakland		94608	US	2022-11-11
Yessica Correa	Hialeah	FL	33015	US	2022-11-11
Alana Lopez	Denver		80238	US	2022-11-11
Kathleen Zeminsky	Ellicott City		Ellicott City	US	2022-11-11
Stephanie T.	Queens		11367	US	2022-11-11
Edward Freitas	New Bedford	MA	2740	US	2022-11-11
Henry Arroyo	Yorktown Heights	NY	10598	US	2022-11-11
Amy Mcnamee	Tiverton	RI	2878	US	2022-11-11
Maureen Morrow	Tiverton	RI	2809	US	2022-11-11
Lynn Poydenis	Ketchum	ID	83340	US	2022-11-11
Nathaniel Finsness	Jensen Beach	FL	34957	US	2022-11-11
Sean Kinnane	Bristol	RI	2809	US	2022-11-11
Vin Branchini	Durham	NC	27523	US	2022-11-11
Joseph Bellino	Pelham	NH	3076	US	2022-11-11
Marie Nangle	Passaic		7055	US	2022-11-11
Mohammad Sabouri	Lancaster		43130	US	2022-11-11
Atefe Pirzad	Staten Island		10311	US	2022-11-11
Christopher Tom	Pleasantville		10570	US	2022-11-11
Lilly M.	East Boston			US	2022-11-11
Dan W	Elk River		55330	US	2022-11-11

Anthony Summerville	Columbus		43207	US	2022-11-11
Matthew Gray	Mississauga		L5G 2R9	US	2022-11-11
Nereah Achieng	London	AL		US	2022-11-11
massi Mirzaee	Staten Island		10311	US	2022-11-11
Gerard Depka	Smithtown		11787	US	2022-11-11
Reagan Anderson	Durham		27703	US	2022-11-11
Gracie Foster	Kansas City		64113	US	2022-11-11
Scarlett Duenas	La Grange Park		60526	US	2022-11-11
Marjorie Kegley	Pulaski		24301	US	2022-11-11
Laura Kuzy	Raleigh	NC	27697	US	2022-11-11
Patience Kennedy	Gastonia		28054	US	2022-11-11
shelby lofton	topeka	KS	66619	US	2022-11-11
Fredye Gross	Lutherville-Timon	MD	21093	US	2022-11-11
Pamela Coward	Tiverton	RI	2878	US	2022-11-11
Peter Jeffries	Tiverton	RI	2878	US	2022-11-11
Leslie Kobrin	New York	NY	10017	US	2022-11-11
Heather B	Wilmington	NC	28405	US	2022-11-11
susan giroux	Bradenton	FL	34211	US	2022-11-11
Margo Jones	Bristol	RI	2809	US	2022-11-11
Robert Joseph	Newton	MA	2466	US	2022-11-11
Donna France	Marshfield	MA	2050	US	2022-11-11
Lauren Emerson	Richmond	VA	23282	US	2022-11-11
Laura Overton	Stamford	CT	6902	US	2022-11-11
Karen Rabinowitz	Hillsborough	NJ	8844	US	2022-11-11
Alison English	Atlanta	GA	30312	US	2022-11-11
Nikki Eastwood	Providence	Ri	2909	US	2022-11-11
May Tan	Boston	MA	1760	US	2022-11-11
Samuel Willon	Plymouth		6786	US	2022-11-11
Brianna Lockwood	Noblesville		46060	US	2022-11-11
Adam Reno	Palm City	FL	34990	US	2022-11-11
Allson Vinciguerra	Tiverton	RI	2878	US	2022-11-11
Angela Regan	Cave Creek	AZ	85331	US	2022-11-11

Annie Cronin	Somerville	MA	2143	US	2022-11-11
Maya Cherbaka	Passaic	NJ	7055	US	2022-11-11
Joseph Farias III	Tiverton	RI	2878	US	2022-11-11
Bob Gardner	Tiverton	RI	2878	US	2022-11-11
Margarethe Laurenzi	Mountain Lakes	NJ	7046	US	2022-11-11
Cara Sottile	Groton	MA	1450	US	2022-11-11
Kimmy Samways	Tiverton	RI	2878	US	2022-11-11
Pascal koj	bloomington	IN	47408	US	2022-11-11
Dina Pichette	Vineyard Haven	MA	2568	US	2022-11-11
Ralph Cherbaka	Franklin Lakes	NJ	7417	US	2022-11-11
Sharon Kenny	New York	NY	10022	US	2022-11-11
Alanna Griswold	New York	NY	10013	US	2022-11-11
Summer Giffin	Capon Bridge		26711	US	2022-11-11
Dana Paskalis	East Greenwich	RI	2818	US	2022-11-11
James Augustin	Worcester		1610	US	2022-11-11
Bradley Edwards	Texarkana		75503	US	2022-11-11
Todd Powell	Annapolis	MD	21403	US	2022-11-11
Amy Hansen	Newnan	GA	30263	US	2022-11-11
Brian Regan	Cave Creek	AZ	85331	US	2022-11-11
Leigh Feldman	New York	NY	10065	US	2022-11-11
Carl Cherbaka	Long Valley	NJ	7853	US	2022-11-11
Lauretta Padgett	Sullivan		47882	US	2022-11-11
Muhammad Murtuza	Houston		77099	US	2022-11-11
Rana Adams	Philadelphia	PA	19144	US	2022-11-11
Diane Pizzano	Brooklyn		11211	US	2022-11-11
Allen Cherbaka	Jersey City	NJ	7307	US	2022-11-11
araceli padilla	San Marcos		92069	US	2022-11-11
micah roberts	Peoria		61604	US	2022-11-11
chris slone	Grove City		43123	US	2022-11-11
Elizabeth Carter	Stockbridge	GA	30281	US	2022-11-11
Charlotte Solomon	Cincinnati		45222	US	2022-11-11
Martha Leombruno	Lincoln	NH	3251	US	2022-11-11

Tia Cherbaka	Summit	NJ	7901	US	2022-11-11
Christopher Koj	Bicknell	IN	47512	US	2022-11-11
Lea Cherbaka	Queens	NY	11377	US	2022-11-11
Christiana Rifaat	Warwick	NY	10990	US	2022-11-11
John Ayoung	Denver		80249	US	2022-11-11
Lesli Westfall	Pearland	TX	77584	US	2022-11-11
Drew Joseph	West Bloomfield		48322	US	2022-11-11
Jaime Loftus	Romney		256757	US	2022-11-11
Zane Guntern	Detroit		48235	US	2022-11-11
Vianey Tinoco	Chattanooga		37343	US	2022-11-11
Sandy Ropper	Newton Center	MA	2459	US	2022-11-11
Melissa Young	Greenville	SC	29605	US	2022-11-11
Caroline Jaffoni	Newark		7103	US	2022-11-11
Joseph Goeke	Kansas City	MO	64130	US	2022-11-11
Diliany Rodriguez	Deer Park		11729	US	2022-11-11
Caroline Coventry	Elizabeth		7202	US	2022-11-11
Monica Lopez-Vivas	Tulsa		74105	US	2022-11-11
Rony Koj	Bloomington	IN	47401	US	2022-11-11
Gianna Christian	LaFollette		37766	US	2022-11-11
Sherry Nephew	Guthrie		73044	US	2022-11-11
Cynthia Thorin	Los Angeles		91403	US	2022-11-11
Ana's Moutier	Marysville		95901	US	2022-11-11
Patrick Cherbaka	Franklin Lakes	NJ	7417	US	2022-11-11
Samira Mh	Chicago		60616	US	2022-11-11
Jermain G	Woodland Hills		91364	US	2022-11-11
Joshua Lanier	Longview		98632	US	2022-11-11
Abigail Nelson	Westport		2790	US	2022-11-11
Janiyah Hill	Atlanta		30344	US	2022-11-11
Kathy Epstein	Stamford	CT	6902	US	2022-11-11
Elizabeth Hannon	Tiverton	RI	2878	US	2022-11-11
Falcon Knight	Brooklyn	NY	11226	US	2022-11-11
E. Vitro	O Fallon		63366	US	2022-11-11

Tammy Rhoades	Winchester	IN	47394	US	2022-11-11
Quenna Moore	Rochester		48307	US	2022-11-11
Leandro Gomez	Oklahoma City		73109	US	2022-11-11
Catarina Kruml	Joppa			US	2022-11-11
Nicholas Brogan	New York	NY	10021	US	2022-11-11
Lisa Phillips	Houston		77042	US	2022-11-11
John Sarna	North Little Rock		72118	US	2022-11-11
Matthew B.	Alexandria		22304	US	2022-11-11
Aubrey Winter	Silver Spring		20910	US	2022-11-11
Koroush Kiumarsi	Irvine		92606	US	2022-11-11
Mya Lambrecht	Minneapolis	MN	55408	US	2022-11-11
Katyanna Johnston	Lynnwood		98087	US	2022-11-11
Clarence Crutchfield	Milan		38358	US	2022-11-11
Elissa Abamba	Richmond		77406	US	2022-11-11
Adan Magnas	Silver Spring		20901	US	2022-11-11
Amanuel Bokretsiön	Tupelo		38801	US	2022-11-11
Jennifer Hilton	Tiverton	RI	2878	US	2022-11-11
Katy O'Connor	Middletown	RI	2842	US	2022-11-11
Jeffrey Sherman	Scarsdale	NY	10583	US	2022-11-11
Cynthia Lam	Tiverton	RI	2878	US	2022-11-11
Leah Dewey	Monroe	CT	6468	US	2022-11-11
Thomas Papa	Princeton	NJ	8540	US	2022-11-11
Susan Medyn	Tiverton	RI	2878	US	2022-11-11
Stephanie Brake	Barrington	RI	2806	US	2022-11-11
Jim Deans	Providence	RI	2906	US	2022-11-11
george fountas	Andover	MA	1810	US	2022-11-11
Lauren Dodington	Gulford	CT	6437	US	2022-11-11
Natalie Pangaro	Tiverton	RI	2878	US	2022-11-11
ken werneburg	Ponte Vedra Bea	FL	32082	US	2022-11-11
Robin Palazzo	Boston	MA	2118	US	2022-11-11
Hally Azevedo	Middletown	RI	2842	US	2022-11-11
Denise Truver	Worcester	MA	1610	US	2022-11-11

Amyelia Payne	Austin	TX	78757	US	2022-11-11
Kodi Keith	Newport	RI	2840	US	2022-11-11
Susan Shughrue	Chapel Hill	NC	27514	US	2022-11-11
Elfery Yahia	Middletown	RI	2842	US	2022-11-11
Deborah Werneburg	Portsmouth	RI	2871	US	2022-11-11
Barbara Miguel	Tiverton	RI	2878	US	2022-11-11
Gavin Nathan	Boston	MA	2127	US	2022-11-12
Richard Tedesco	Tiverton	RI	2878	US	2022-11-12
Shawn Sweeney	North Kingstown	RI	2852	US	2022-11-12
Liana Delaney	Plymouth	MA	2360	US	2022-11-12
Dawn Silva	Warwick	RI	2886	US	2022-11-12
Jonathan Tetreault	Tiverton	RI	2878	US	2022-11-12
Patricia Pelletier	Tiverton	RI	2878	US	2022-11-12
Molly Fitch	Providence	RI	2906	US	2022-11-12
Susan Seeeney	North Kingstown	RI	2852	US	2022-11-12
Ruth Bentkowski	Fort Worth		76118	US	2022-11-12
Stella Diamond	Chicago		60638	US	2022-11-12
Devin McCarthy	Bronx		10451	US	2022-11-12
Normand Asselin	Providence		2904	US	2022-11-12
Maryam Rayan				US	2022-11-12
Renee Newton	Burrville	RI	2839	US	2022-11-12
Louis Perez	Santa Monica		90404	US	2022-11-12
RAndy Costa	Tiverton	RI	2878	US	2022-11-12
Paige Solis	Belle Chasse		70037	US	2022-11-12
ky guitar	GAINESVILLE		32606	US	2022-11-12
Jessica Crow	Jeffetsonville		47130	US	2022-11-12
Cassandra Walz	Warren	RI	2885	US	2022-11-12
Linette Grey	Newport	RI	2840	US	2022-11-12
Joel Grenberg	New York	NY	10013	US	2022-11-12
Nancy Geddes	Saint James	NY	11780	US	2022-11-12
Winston Grey	Tiverton	RI	2878	US	2022-11-12
Julia Keller	Chicago	IL	60613	US	2022-11-12

cheng wang	Wilmette		60091	US	2022-11-12
mark hintz	plainview		68769	US	2022-11-12
Gavin M	Mashpee		2649	US	2022-11-12
Bonnie Parker	Stony brook		11790	US	2022-11-12
Ivy Depape	Evans		30809	US	2022-11-12
Richard Grosso	Woodbury	CT	6798	US	2022-11-12
Constance Palumbo	Tiverton	RI	2878	US	2022-11-12
Andrew Cavanagh	Tiverton	RI	2878	US	2022-11-12
kim raposa	Attleboro	MA	2703	US	2022-11-12
Allison Jones	Cambridge	MA	2139	US	2022-11-12
nancy cormier				US	2022-11-12
Belinda Scanlon	Martinsville	VA	24112	US	2022-11-12
Cathy Calabrese	Portsmouth	RI	2871	US	2022-11-12
Michelle Raposa	Pawtucket	RI	2861	US	2022-11-12
Charles Dolan	Little Compton	RI	2837	US	2022-11-12
chelsea hardy	camas		98607	US	2022-11-12
Victoria Schott	Plantersville		77363	US	2022-11-12
Amir Karimi	Anaheim		92802	US	2022-11-12
Carolyn Jamison	Tiverton	RI	2878	US	2022-11-12
Serena Fix	Boston	MA	2127	US	2022-11-12
Richard D'Addario	Newport	RI	2840	US	2022-11-12
Rebecca Alteirac	Missouri City	TX	77459	US	2022-11-12
Holly Dirks	Tiverton	RI	2878	US	2022-11-12
Alyssa Silveira	Little Compton	RI	2837	US	2022-11-12
Davud Formanek	Tiverton	RI	2878	US	2022-11-13
Toni Green	Washington	DC	20016	US	2022-11-13
Vulture Bones	Brooklyn	NY	11226	US	2022-11-13
Zed Trick	Brooklyn	NY		US	2022-11-13
Mark Gousie	Somerset	MA	2726	US	2022-11-13
Anthony Young	Bristol	RI	2809	US	2022-11-13
Sally Desrosiers	Tiverton	RI	2878	US	2022-11-13
Abra Owens	Rehoboth	MA	2769	US	2022-11-13

Carol Veronneau	Tiverton	RI	2878	US	2022-11-13
Mallory Camara	Fall River	MA	2720	US	2022-11-13
Diane Chellis	Tiverton	RI	2878	US	2022-11-13
Vanessa Morrissette	South Yarmouth	MA	2664	US	2022-11-13
Bailey Holland	Tiverton	RI	2878	US	2022-11-13
Edward Borrelli	Tiverton	RI	2878	US	2022-11-13
Elaina Borrelli	Tiverton	RI	2878	US	2022-11-13
Leon Sylvia	Tiverton	RI	2878	US	2022-11-13
Mary Beaudry	Fall River	MA	2720	US	2022-11-13
Denise Lopes	Attleboro	MA	2703	US	2022-11-13
Donald Hall	Burbank		60459	US	2022-11-13
Carol Capwell	Upperco		21155	US	2022-11-13
Jennifer Murray	Saint Louis		63130	US	2022-11-13
Adam Atik	Smyrna		37167	US	2022-11-13
Amiri Denson	Atlanta		30349	US	2022-11-13
Victoria Brown	Elmwood		61529	US	2022-11-13
Evelyn Linden	Algonquin		60102	US	2022-11-13
Veronica Gale	Germantown		38138	US	2022-11-13
Alyssa Ponomar	Chicago		60613	US	2022-11-13
Leah Carpenter	Pataskala		43062	US	2022-11-13
Caroline Evans	Lorton		22079	US	2022-11-13
Cheryl Perry	Norfolk		72658	US	2022-11-13
Marques Johnson	Brooklyn		11216	US	2022-11-13
Liam Curry	Noneya		40241	US	2022-11-13
Stefanie Picard	Fall River	MA	2720	US	2022-11-13
gavin r	I don't live anywhere		10467	US	2022-11-13
Gabi Martin	Hayden		83835	US	2022-11-13
Trinity Gbolo	Middletown		19709	US	2022-11-13
Josh Standiford	Lake Zurich		60047	US	2022-11-13
Mohammed Hanif	Buffalo		14216	US	2022-11-13
Victoria Mullen	Anaheim		92825	US	2022-11-13
Cardi Mosley	Westchester		60154-4434	US	2022-11-13

Douglas Owens	Swansea	MA	02777-3420	US	2022-11-13
Andrew Rabinowitz	Red Bank	NJ	7701	US	2022-11-13
Dan Carpenter	Columbia	MD	21045	US	2022-11-13
JILL DAGUANNO	Cranston	RI	2920	US	2022-11-13
John McDowell	Warminster	PA	18974	US	2022-11-13
Karen Kyle	Providence	RI	2907	US	2022-11-13
Stephanie Letendre	Swansea	MA	2777	US	2022-11-13
erin miranda	tiverton	RI	2878	US	2022-11-13
Virginia Oakley	Deltona	FL	32738	US	2022-11-14
John Hansen	Minneapolis	MN	55404	US	2022-11-14
Nancy Papagno	Tiverton	RI	2878	US	2022-11-14
Stephanie Souza	Rochester	MA	2770	US	2022-11-14
Sarah Rosenthal	Brooklyn	NY	11201	US	2022-11-14
Cassie Tabares	Brockton	MA	2301	US	2022-11-14

PETITION AGAINST RESTRICTING TOURISM

&

HOMEOWNER'S RIGHTS

WE BELIEVE THE CURRENT EFFORTS BY THE TIVERTON TOWN COUNCIL TO REGULATE SHORT TERM RENTALS WILL NEGATIVELY IMPACT TOURISM TO OUR TOWN AND RESULT IN SERIOUS IMPACTS TO OUR BUSINESSES AND HOME VALUES.

THE THOUSANDS OF FAMILY MEMBERS AND TOURISTS THAT RENT OUR HOMES FOR SHORT STAYS IN THE SUMMER -

- BRING MUCH NEEDED REVENUES THAT SUPPORT OUR SHOPS AND RESTAURANTS
- CREATE JOBS AND TAX REVENUES , WHICH
 - SUPPRESS PROPERTY TAXES, WHICH
 - ENHANCES PROPERTY VALUES

ANY ATTEMPT TO CHANGE AN ECONOMIC DRIVER TO OUR COMMUNITY SHOULD BE STUDIED TO VERIFY POSITIVE AND NEGATIVE IMPACTS.

WE DEMAND AN OPEN PUBLIC PROCESS THAT EDUCATES OUR CITIZENS AND ALLOWS THEM TO VOTE THEIR MIND.

LET'S SUPPORT OUR ENTIRE COMMUNITY AND PASS A SENSIBLE AND WIDELY SUPPORTED STR ORDINANCE!

4-D-2

October 27, 2022 (by hand and email)

RECEIVED
TOWN OF TIVERTON

2022 OCT 27 P 12: 29

Re: Short Term Rentals

Dear Councilors:

We oppose that part of the STR ordinance (Art XV, §5(a)) that exempts a few persons from the requirement that they occupy the rental premises for at least half of the year, and that instead allows those few persons to operate a lodging business, year round, 365 days of the year, out of what would otherwise be a residence.

This exemption changes short term rentals from a way of helping a homeowner supplement their income and into a program that enables investors to turn a residential neighborhood into a row of motel rooms.

Since 2014, we have been fortunate to live on Riverside Drive almost 6 months of the year. Our home is at the middle of a row of 9 small single family cottages along the river. We do not rent it.

In 2014 all of these homes were occupied by their owners or by long term tenants. It was a community of neighbors. The values of our homes were determined by their worth as single family residences.

Today three of those nine houses are used for short term rentals. Two of the three are used exclusively as short term rentals - all year round, 365 days of the year. In other words they are not homes at all but year round lodging businesses. The third is short term during the season and long term outside it.

We know all our neighbors, we consider them friends, and we wish them no hardship.

But this epidemic of short term rentals is undermining a residential community.

At the intangible level, it is turning a neighborhood of committed residents into a motel row with recreating transients coming back and forth all year round.

At the tangible level, it is distorting real estate values by creating prices based not on single family residences but at far higher prices based on the income realized from lodging rentals (at \$400 to \$600 a night!). These distortions result

in increased valuations and tax assessments for all owners, and increased prices for all prospective buyers.

In other words they are making residential housing less affordable for everyone in our community, both current and future residents.

There are two recent examples of this distortion of values and affordability. Two houses to the south of our row, a modest home was sold this year for \$1.2 million. Its potential value as a short term rental was acknowledged by the parties at the time of its sale. It is now advertised for short term rental year round. In a different row on Riverside, another modest house, one that has been a year round short term rental, is now for sale at \$1.395 million. Part of the real estate agent's promotion is the explicit assertion that it has a "very strong short term rental history."

We can only anticipate that more and more houses will be converted to short term rentals. In the last 8 years we have quickly gone from none to one to two to three and now (with the sale described above) to 4 in the space of 11 houses.

It is understandable to afford residents the opportunity to make some additional and incidental income through the part time rental of their occupied property. That measure is helpful to homeowners.

It is not reasonable, however, to allow what would otherwise be a residence to be converted into a year round lodging business, 365 days of the year.

That is harmful to neighboring homeowners.

That the ordinance allows only a special few to get away with this - ("Tiverton residents living within 3 miles of the property," in other words, those fortunate investors who have one home and can turn a second into a full time lodging business in someone's residential neighborhood) - seems an implicit acknowledgement of this harm.

In truth, it should not be permitted at all.

John Reed
Jon Kemp
21 Riverside Drive
jwreed@bellsouth.net

4-0-3

Jeannie Veegh

From: Christine Bandoni <christinebandoni@gmail.com> on behalf of Christine Bandoni
Sent: Wednesday, November 9, 2022 9:41 AM
To: jchabot@tiverton.ri.gov; publiccomment@tiverton.ri.gov; townclerk@tiverton.ri.gov
Subject: Short Term Rental Comments for 11/14 meeting

Christine & Tom Bandoni
2091 Main Rd.
Tiverton, RI 02878

November 9, 2022

Dear Tiverton Town Council, Planning Board Etc.

I am writing regarding the short-term rental (STR) Ordinance about to be discussed at the November 14, 2022 town council meeting.

I have owned a stand-alone STR since 2014. We purchased this house for extended family needs and rent it short term so that it is available for family when needed. We have rented to hundreds of people using the VRBO website and have not had one complaint from our neighbors. Most people who have rented are families visiting other family members in the area or people looking for something quieter than Newport.

We are registered with the State of RI and have also been registered to pay sales and hotel tax.

I understand that the town would like to have some sort of ordinance to for STR. I do not believe that we are "illegal" as it is legal to rent out a dwelling that you own in the town.

As for the proposed ordinance, I believe that registering with the town should be enough – having to get a special use permit, in addition, seems too much.

The fee of \$1000.00 seems excessive. I own a STR in Sanibel, FL and we pay \$300/year. What does the \$1000 fee cover? Middletown and Newport do not charge that much.

The requirement for the owner to live in Tiverton and live within 3 miles of the house seems arbitrary. And when you consider that a manager can be within 25 miles, the owner requirement makes no sense. Maybe something like within the State of RI, or Newport County. But with that said, you could be closer in some places in MA. I think response time is the most important aspect here. If there is an issue to respond to you want to make sure someone is responding quickly to resolve issues. Answering the phone 24/7 is important – which we do.

Chris Sousa submitted a proposed ordinance to the Tiverton Town Manager based on his experience with STR and as a member of the Middletown Planning Board – I think his proposal was excellent and covered all pertinent points.

Thank you for your consideration.

Sincerely,

Christine & Tom Bandoni