

From: **Beatrice Phear** [beaphear2@gmail.com](mailto:beaphear2@gmail.com)   
Subject: Re: From Ann Wallace  
Date: April 25, 2024 at 9:47 AM  
To: Ann Wallace [awallace02535@gmail.com](mailto:awallace02535@gmail.com)

BP

Good morning Ann,

I attach the version as voted by town meeting. In my view, the two most important provisions are the 30 day residency, which excludes any absentee ownership or investor ownership, and the one rental per owner (existing multiple renters are grandfathered), again excluding rentals as investment. Our town meeting spent a great deal of time and energy on the minimum stay length, eventually reducing it from the original seven days to three nights. In my view, this was all extraneous noise, and that clause could just as well have been eliminated in the first place, given the goals of allowing people to make some money on one property and prohibiting outside investors.

At the time we proposed our bylaw, the Nantucket decision had not yet come down. I strongly recommend you read Judge Vhay's ruling and discussion, which is linked in this Nantucket newspaper article. <https://nantucketcurrent.com/news/judge-rules-against-town-in-short-term-rental-court-challenge> We phrased it as an accessory use, which is in our zoning by law, so it is a town bylaw that is supplementing the zoning by law, but I think it would have been better to make it a zoning bylaw. This would require the 2/3 vote, which is also an endorsement of the concept.

Good luck!  
Bea