

Minutes Ad Hoc Committee on Rental Regulations

January 11, 2017

1. **Members Present:** Chairperson T. Moran called the meeting to order at 5:30 pm, B. Ryan, M. Sargent, C. Ausburger, V. Ward, P. Aho
2. **Other Council Members Present:** P. Shapiro
3. **Staff Present:** M. Ninteau, J. Mullen, L. Painter, M. Hart
4. **Approval of Minutes:** November 9, 2016 Moved Sargent, Second Ward, Approved unanimous
5. **Chair Report:** Chairperson Moran reported to the committee that a separate Ad Hoc committee formed by the Town Council was investigating possible changes to the certificate fee portion of the Town's Housing code. She added that a mock inspection was conducted at her rental unit for educational purposes and that the exercise was enlightening. It was also mentioned that there is another Council subcommittee reviewing possible weekend enforcement of Town regulations as part of the Police Services study. The Chair referenced a memorandum provided by staff to document the committee's activities since inception to date.
6. **Public Comment:** B. Shafer, Echo Road raised concerns regarding a party that was held at 55 Echo Rd. She stated her belief that the Town should be conducting off hour inspections. Brian Coleman, Center Street spoke with regard to a meeting he had with the Town Manager. He stated they discussed possible model lease provisions to be posted by the Town, certificate fee reduction criteria, and his perception of negative rhetoric against many stakeholders. He distributed a form used in Rhode Island for informational purposes.
7. **Staff Reports:** M. Ninteau explained that site inspections for overcrowding, blight and parking are continuing and that as requested by the committee the change of definition of ownership in the regulations had led to the identification of 15 properties now subject to the regulations. J. Mullen spoke briefly regarding enforcement of regulations and that research she is conducting regarding what other college host communities do with regard to occupancy limitations continues. M. Hart provided the committee with a memorandum regarding suggested possible next steps this committee could refer to the Town Council and Planning & Zoning Commission for consideration. (Attached)
8. **Future Discussion Topics:** The following topics were flagged for future discussion:
 - Staff to provide a draft wrap up letter of recommendations for committee's review.
9. **Adjournment:** By unanimous consent 6:58

Respectfully submitted.

Mike Ninteau, Director of Building & Housing Inspection