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COMMENTS RECEIVED FOR PROPOSED RULE REVISIONS:

PROPOSED REVISION OF

CHAPTER 2 AND CHAPTER 10 – SHORT-TERM RENTALS

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The following pages include the written comments regarding the Chapter 2 and Chapter 10 – Short-term Rental rulemaking submitted between February 28, 2024 and April 17, 2024.

**Rebuttal Comments:** The deadline for submissions in rebuttal to those comments is **May 1, 2024**. Rebuttal comments can be sent to [stacy.benjamin@maine.gov](mailto:stacy.benjamin@maine.gov) or by postal mail to: Maine Land Use Planning Commission, 22 State House Station, Augusta, ME 04333-0022.

## Benjamin, Stacy

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**From:** Rafal Subernat <raf023@hotmail.com>  
**Sent:** Thursday, February 29, 2024 9:46 AM  
**To:** Benjamin, Stacy  
**Cc:** Carr, Tim  
**Subject:** Re: LUPC proposed rules for STR

**EXTERNAL: This email originated from outside of the State of Maine Mail System. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Thank you very much for clarifying the definitions. I apologize for misunderstanding the language in the proposed rules. We are happy to comply with all of the proposed rules and appreciate your response. Thank you,  
Raf and Jenn

On Feb 29, 2024, at 8:58 AM, Benjamin, Stacy <Stacy.Benjamin@maine.gov> wrote:

Dear Mr. Subernat and Ms. Freese,

Thank you for providing comments on the Land Use Planning Commission's draft rules regarding short-term rentals (STRs). We appreciate your feedback and will consider your comments along with the other comments we receive.

I would like to clarify two points regarding the proposed rules. As noted in the memorandum to the [Commissioners dated February 6, 2024](#), STRs involving the rental of a single dwelling on one lot in subdistricts where residential dwellings are allowed would continue to be considered a residential use and allowed in accordance with the proposed standards. The only standard that could be exceeded with a permit is occupancy. In those cases, a full permit application would be required, along with evidence that the increased occupancy would not produce undue adverse impacts on the resources and uses in the area.

Even in the cases where a permit is issued that allows the occupancy standard to be exceeded, the use would be considered residential. Only if there are two short-term rentals on a single lot would the use be considered commercial (unless the lot is a condominium lot).

Regarding the occupancy standards, as noted owners of STRs can apply for a permit to exceed this standard. For example, an applicant would need to demonstrate that their subsurface wastewater disposal system was designed to handle the proposed additional occupancy and that they have adequate space for additional parking.

Thank you again for your comments.

Best regards,  
Stacy

*Stacy Benjamin*

Chief Planner  
Land Use Planning Commission  
22 State House Station, Augusta, Maine 04333-0022  
Phone (Direct): (207)441-3761  
Email: Stacy.Benjamin@maine.gov

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**From:** Rafal Subernat <raf023@hotmail.com>  
**Sent:** Wednesday, February 28, 2024 4:32 PM  
**To:** Benjamin, Stacy <Stacy.Benjamin@maine.gov>  
**Cc:** Carr, Tim <Tim.Carr@maine.gov>  
**Subject:** LUPC proposed rules for STR

**EXTERNAL: This email originated from outside of the State of Maine Mail System. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Dear Ms. Benjamin,

I hope this letter finds you well. I am writing to express my thoughts and concerns regarding the proposed rules on short-term rentals by the Land Use Planning Commission (LUPC). We are fully supportive of regulations that ensure the integrity of our community while allowing for responsible short-term rental practices.

Firstly, I want to convey our readiness to adhere to the rules once they are implemented, particularly because our legal dwellings meet the criteria outlined in the proposed rules. In fact, I'm pleased to share that our association has been proactive in this regard. Nearly two years ago, we helped to develop "Responsible Rental Rules" that align closely with the principles of the proposed LUPC rules. We have disseminated our contact information to all association members for 24/7 availability and have established respectful rules to safeguard neighborhood tranquility. These rules were thoughtfully approved by our association's leadership, which included input from our neighbors serving on the committee.

We have sent all these rules and comments to Tim Carr with whom we had communicated since at least June of 2023. We also attended the meetings about STRs in our area.

However, we would definitely oppose a drastic change of the definition of STRs to be included in commercial definition. Since we use our camp for personal use and rent it out when we are not there, that should not be defined as commercial use like a company. This was thoroughly discussed at meetings and if this definition was implemented than it would stop ALL owners from renting their homes for less than 30 day period in all residential areas that don't allow commercial use. This is the most restrictive policy that LUPC would impose on private home owners and was not presented this way in LUPCs attempt of "implement minimum standards".

City of Bangor has come up with their guidelines and defined STRs as renting a dwelling unit for less than 30 days. Anything over 30 days is a long term rental as defined by most real estate markets.

In addition, current definition of Commercial Use as stated by Maine Land Use Planning Commission (formerly LURC), which is consistent with the definition at the time we bought our property.

Page 9, #41. Effective Nov, 1 2021

[https://www.maine.gov/dacf/lupc/laws\\_rules/rule\\_chapters/Ch02\\_ver2021.pdf](https://www.maine.gov/dacf/lupc/laws_rules/rule_chapters/Ch02_ver2021.pdf)  
([https://www.maine.gov/dacf/lupc/laws\\_rules/rule\\_chapters/Ch02\\_ver2021.pdf](https://www.maine.gov/dacf/lupc/laws_rules/rule_chapters/Ch02_ver2021.pdf))

41. Commercial Use:

**“...Commercial use does not include a home-based business or the rental of a single dwelling unit on a single lot or incidental sales of goods or services as may be allowed by permit or standard within a recreational lodging facility or forest management activities where such activities are otherwise exempt from review.”**

Also, when we discussed this with our lawyer in order to make sure we are not violating any rules since 2021, he stated that since the current definition does not include renting of single dwelling unit on a single lot, then we should be grandfathered into that definition if anything was to change.

We strongly oppose such a restrictive and drastic change to include STRs in “commercial” definition.

Also, I must raise a concern regarding the proposed limitation of only two people per bedroom. While I understand the intention to regulate occupancy, it may inadvertently affect families with young children who prefer their children to sleep in their parents’ bedrooms. Also, we propose that the definition of a bedroom extends to include finished basement areas with proper egress, allowing for additional guest accommodation. It seems unjust to restrict responsible renters like us to such stringent occupancy limits while other residences in the area may not face similar constraints.

Furthermore, applying such limitations raises ethical questions and potential controversies. It would be impractical and intrusive to enforce strict occupancy limits on every single household, especially when considering scenarios where local families may have more than two occupants in a single-bedroom home. Such measures could lead to unnecessary tensions within the community and would not serve the intended purpose of the regulations.

In conclusion, we urge the LUPC to reconsider the inclusion of STRs in “commercial” definition, the proposed occupancy limits, and to adopt a more flexible approach that accommodates the diverse needs of our community members. By working together, we can strike a balance between fostering responsible short-term rental practices and preserving the unique character of our neighborhood.

Thank you for considering my input on this matter. I look forward to a constructive dialogue and a mutually beneficial resolution.

Sincerely,

Rafal Subernat and Jennifer Freese

## Benjamin, Stacy

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**From:** Benjamin, Stacy  
**Sent:** Thursday, February 29, 2024 9:02 AM  
**To:** C&M Home Rentals  
**Subject:** RE: Proposed Rule Changes

Good morning,

As noted in the memorandum to the [Commissioners dated February 6, 2024](#), STRs involving the rental of a single dwelling on one lot in subdistricts where residential dwellings are allowed would continue to be considered a residential use and allowed in accordance with the proposed standards. The only standard that could be exceeded with a permit is occupancy. In those cases, a full permit application would be required, along with evidence that the increased occupancy would not produce undue adverse impacts on the resources and uses in the area.

Even in the cases where a permit is issued that allows the occupancy standard to be exceeded, the use would be considered residential. Only if there are two short-term rentals on a single lot would the use be considered commercial (unless the lot is a condominium lot).

Regarding the occupancy standards, as noted owners of STRs can apply for a permit to exceed this standard. For example, an applicant would need to demonstrate that their subsurface wastewater disposal system was designed to handle the proposed additional occupancy and that they have adequate space for additional parking.

I hope this explanation helps answer your question.

Best regards,  
Stacy

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**From:** C&M Home Rentals <cmhomerentals@gmail.com>  
**Sent:** Wednesday, February 28, 2024 4:40 PM  
**To:** Benjamin, Stacy <Stacy.Benjamin@maine.gov>  
**Subject:** Re: Proposed Rule Changes

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One more clarifying question to make sure I am understanding this correctly. Any rental 29 days or less LUPC is proposing defining and saying this is commercial usage/property?

On Wed, Feb 28, 2024 at 12:55 PM Benjamin, Stacy <[Stacy.Benjamin@maine.gov](mailto:Stacy.Benjamin@maine.gov)> wrote:

Dear Christina and Matt,

Thank you for your email and interest in the Land Use Planning Commission's rulemaking regarding short-term rentals. The Commission's current and proposed rules do not include a separate definition for bedroom. Given the intent of the standard, the Commission would likely defer to the Maine Department of Health and Human Services Subsurface Wastewater Disposal Rules ([Chapter 241](#)),

which do define bedroom: “Bedroom means any room within a dwelling unit that primarily serves as sleeping quarters.”

Unless I hear otherwise from you, your email will be included in the Public Comments received regarding this rulemaking.

Best regards,

Stacy

*Stacy Benjamin*

Chief Planner

Land Use Planning Commission

22 State House Station, Augusta, Maine 04333-0022

Phone (Direct): (207)441-3761

Email: [Stacy.Benjamin@maine.gov](mailto:Stacy.Benjamin@maine.gov)

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**From:** C&M Home Rentals <[cmhomerentals@gmail.com](mailto:cmhomerentals@gmail.com)>

**Sent:** Wednesday, February 28, 2024 1:49 PM

**To:** Benjamin, Stacy <[Stacy.Benjamin@maine.gov](mailto:Stacy.Benjamin@maine.gov)>

**Subject:** Proposed Rule Changes

**EXTERNAL: This email originated from outside of the State of Maine Mail System. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Good afternoon!

I have one quick initial question for you before thinking about further questions and concerns. What is the definition of a bedroom?

Thanks!

Christina and Matt

## Benjamin, Stacy

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**From:** Benjamin, Stacy  
**Sent:** Thursday, February 29, 2024 9:17 AM  
**To:** Kate Tiffany  
**Subject:** RE: short term rental rule change

Good morning, Kate,

Thank you for your email. If adopted, the proposed rules would require the owners of a short-term rental (a single dwelling unit rented for less than 30 consecutive days) to file a notice with the Land Use Planning Commission verifying that their short-term rental complies with certain standards (see below). There would be no cost to file the notice. The changes are summarized on page two of the [proposed rule changes](#):

- A definition of short-term rental will be included in Chapter 2 and a few other related definitions will be refined as needed.
- Short-term rentals will be allowed in accordance with standards, or potentially by permit if they exceed the standards, in zones that allow residential dwellings.
- Activity-specific standards will be added, including:
  - Written notice will be required for new and existing short-term rentals;
  - A maximum allowable occupancy based on the number of bedrooms in the rental unit;
  - The subsurface wastewater disposal system that serves the short-term rental must comply with all applicable Subsurface Wastewater Disposal Rules;
  - Information must be posted in the rental identifying a local contact person with 24-hour contact information and the E-911 address or other specific information describing the property's location;
  - Sufficient off-street parking must be provided on the property for guests to ensure that entrances to private driveways are not obstructed and to allow for access by emergency vehicles; and
  - Provision must be made for regular solid waste disposal.

A single short-term rental unit on a single lot is considered a residential use. If a property owner has more than one short-term rental unit on their property, it would be considered a commercial activity and a permit would be required.

I hope this is helpful. Thank you again for your email. Unless I hear otherwise from you, your email will be included in the Public Comments received regarding this rulemaking.

Best regards,  
Stacy

*Stacy Benjamin*

Chief Planner  
Land Use Planning Commission  
22 State House Station, Augusta, Maine 04333-0022  
Phone (Direct): (207)441-3761  
Email: Stacy.Benjamin@maine.gov

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**From:** Kate Tiffany <kaitypalmer@gmail.com>  
**Sent:** Thursday, February 29, 2024 8:41 AM



**To:** Benjamin, Stacy <Stacy.Benjamin@maine.gov>

**Subject:** short term rental rule change

**EXTERNAL: This email originated from outside of the State of Maine Mail System. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Good morning Stacy,

I saw the update to short-term rentals in the Moosehead Region. I read through all materials posted and I am still unsure of what this change means? Could you please explain what would be changing?

Thank you,  
Kate Tiffany

## Benjamin, Stacy

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**From:** keithsmith2@myfairpoint.net  
**Sent:** Friday, March 8, 2024 11:01 AM  
**To:** Benjamin, Stacy  
**Subject:** Comments on proposed STR rules

**EXTERNAL: This email originated from outside of the State of Maine Mail System. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Good morning Stacy,

I would like to offer my comments on the new proposed rules on "Short Term Rentals". They would be:

- What type of permit application would be used for someone who wishes to exceed the standards? A development permit (DP) is for non-residential, commercial, or industrial uses and a short-term rental has been classified as a residential use under the proposed rules.
- The definition of "dwelling unit" is not properly written and doesn't follow a logical progression. It should start with "A dwelling unit is a single family dwelling unit. A dwelling unit consists of a room or group of rooms designed and equipped for use primarily as living quarters, including any minor home occupations, for one family". Then continued to be qualified.
- What does "regular or recurring" mean in the definition of "rental unit"?
- That short-term rentals are a commercial use (based on numerous definitions of a "Dwelling Unit" and definitions of "Commercial Use"). However, the proposed rules are "a good starting point".
- Why aren't water testing and sign-off by the State Fire Marshall included as standards? Will they be required if a permit is required?

Thank you for your time and attention to this.

Sincerely,

Keith Smith

## Benjamin, Stacy

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**From:** Valorie Starbird <vstarbird@hotmail.com>  
**Sent:** Tuesday, March 19, 2024 7:33 PM  
**To:** Benjamin, Stacy  
**Subject:** Disagree regarding the acceptance of commercial use for STRs  
**Attachments:** Discussion Residential or Commercial.docx

**EXTERNAL: This email originated from outside of the State of Maine Mail System. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Hello Stacy, please see my attachment written for the commission, and submitted to Tim Carr last summer. I wholeheartedly disagree with the position that STRs are residential. They are commercial in my opinion as stated in the attachment. Though this effort is a starting point in terms of how STRs are handled, it is not enough to cover the concern. However, I still Appreciate your work, Valorie Starbird

This topic is a concerning one, and there is irony in the question. These terms are not mutually exclusive. Hotels, Motels, B&B's, lodging camps, and rooming houses are all commercial, and the business is about providing temporary housing and living quarters for guests. If one wants to say this is a residential concept, then who can argue that point? Many businesses are based around offering transient lodging for profit, this is the primary use for the buildings and there is no question that they are commercial. No one is asking if Hotels are commercial, so why is this concept of residential vs commercial so prevalent with STRs? STRs offer transient lodging to paying guests for a period of less than 30 days. Most of the buildings were formerly homes or camps, converted to this type of use. Large booking companies advertise worldwide (Airbnb, VRBO, Vacasa, home away etc.) on the internet, and earn income. Property managers are often involved and earn income. Cleaners are involved and earn income. Trash collectors are involved and earn income. There are many levels of employment, and they all earn income. Every STR must pay a lodging tax (a commercial tax) to the Maine Revenue Service. Many entities earn money with every STR. Why then is this business not in the commercial column? Just because they offer transient lodging? That does not make any sense to me! There might be an aspect of residential use, however, the commercialization of STRs takes precedent over the small slice of residential use. In my opinion, STRs offer a residential service, but they are commercial in a much greater sense.

I view commercial use as the offering of goods or services for money. The commercial use as defined by the LUPC many years ago, had not yet realized (along with all municipalities) the impact that STRs would have on residential zones. That definition needs to be updated to address the concept of STRs. It is interesting that the definition of a dwelling unit by the LUPC does speak to the fact that STRs are not permitted with dwelling units. In chapter 10 DRS zones for LUPC, dwelling units are the only buildings allowed (other than accessory), and with the LUPC definition of a dwelling unit, which disallows STRs, then one would be led to believe that STRs are not permitted in LUPC DRS zones. However, LUPC has been equating STRs to simple renting, and the message to the general population has been they are allowed. Because of this, the problems have grown astronomically. STRs change the character of residential zoning. The realization that buildings (formerly homes or camps) in LUPC DRS zones have become vacation rentals is very disheartening for those who do reside within these zones, where commercial use is prohibited.

What STRs resemble now equates more with the LUPC definition of Recreation Lodging facility, minus the monitor.

It is time for LUPC to take a closer look at the impacts of STRs on residential areas. I would recommend the following:

- 1) Issue permits, collect a fee, use the revenue to help supplement staffing
- 2) Address the zones individually
- 3) Declare that STRs are predominantly commercial use
- 4) Prohibit them in DRS zones
- 5) If STR is occupied by a resident living in the building, then a home occupation business permit must be issued

LUPC definitions of a dwelling unit, commercial use, and recreational lodging facility

**65. Dwelling Unit:**

A structure or any part thereof that is intended for use or is used for human habitation, consisting of a room or group of rooms designed and equipped for use primarily as living quarters, including any minor home occupations, for one family. Accessory structures intended for human habitation that have plumbing are considered separate dwelling units. Dwelling units do not include buildings or parts of buildings used as a hotel, motel, commercial sporting camp, outpost cabin, or other similar facility which is rented or leased on a relatively short term basis. Staff housing in such facilities is not considered to be a dwelling unit. However, the term shall include accommodations utilized by guests for transient occupancy that qualifies as a home occupation.

Below is definition of commercial use, and the reason why LUPC has allowed STRs, however, by their own definition above of a dwelling unit, then buildings used for STRs are not dwelling units. STRs more closely meet the definition of a recreational lodging facility, without a monitor Listed below.

**41. Commercial Use:**

The use of lands, buildings or structures the intent or result of which is the production of income from the buying or selling of goods or services. Commercial use does not include a home-based business or the rental of a single dwelling unit on a single lot or incidental sales of goods or services as may be allowed by permit or standard within a recreational lodging facility or forest management activities where such activities are otherwise exempt from review.

**191. Recreational Lodging Facilities:** Site improvements, a building or group of buildings, or any part thereof, used, maintained, advertised or held out to the public as a place where sleeping accommodations are furnished to the public for commercial purposes. Recreational lodging facilities primarily cater to recreational users who engage in recreation activities that are primarily natural resource-based. The term includes, but is not limited to, commercial sporting camps, youth or group camps, back-country huts, rental cabins, outpost cabins, campgrounds, lodges, hotels, motels, inns, or any combination of these types of uses that exhibit characteristics of a unified approach, method or effect such as unified ownership, management or supervision, or common financing. To be included in a recreational lodging facility, rental units must be served by an on-site attendant while guests are present. Related development that is located more than one half mile, measured in a straight line, from the nearest structure providing guest services, such as dining, gathering places, retail, shower house, dumping station, check-in office, and equipment rental shall be considered a separate facility, unless the owner chooses to consider them as one facility. Caretaker or attendant housing will not be used to establish the one half mile distance unless no other guest services are provided. If no guest services are provided then all development on the regulatory parcel shall be considered part of the same facility and may be part of a facility on an adjoining parcel. The term is further distinguished as follows

[Chapter 2, Definitions \(maine.gov\)](#)

Link to LUPC definitions

## Benjamin, Stacy

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**From:** Kathy Johnson <chcamerica@yahoo.com>  
**Sent:** Friday, March 22, 2024 11:34 AM  
**To:** Benjamin, Stacy  
**Subject:** Short Term Rentals

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**EXTERNAL: This email originated from outside of the State of Maine Mail System. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Re: Short Term Rentals

The recent proposals to regulate Short Term Rentals (STRs) categorizes owners of several STR houses as running commercial operations yet excluded owners of "only" one single-family STR house as running commercial operations. This distinction should be removed from the proposed changes. Whether housing transient occupants in one STR house or twenty - the property owner is operating a commercial enterprise that will affect, potentially adversely, the neighbors and the neighborhood. All STRs should be required to comply with the parameters. No exceptions.

A single STR house can presumably host several hundred different transient occupants within one single season. The families living in these neighborhoods among these transient occupants must also be availed a 24hr contact person, and not be expected to either confront a what may be a house full of drunken loud strangers or call 911.

Thank you for this opportunity, I would also like to take advantage of offering in-person testimony should you find the need to schedule another public hearing on this matter. Please keep me advised.

Respectfully,

Kathy Johnson, Monson, Maine.

## Benjamin, Stacy

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**From:** Mike L <lambertmikep@gmail.com>  
**Sent:** Wednesday, April 10, 2024 10:26 AM  
**To:** Benjamin, Stacy  
**Subject:** Short term rentals

**EXTERNAL: This email originated from outside of the State of Maine Mail System. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Suggestions:

If short term rentals are used primarily for income, it should be considered a commercial business.

If the property is normally rented to group of people from many families, it can't be considered a single family home only.

A tax should be added to short term rental income, for the towns the rental property is being rented in.

If properties have restrictive covenants that say that there will not be any commercial business or description of. That means the use of the property as a commodity is a commercial business, and should not be allowed.

Thank you

Mike Lambert

## **Benjamin, Stacy**

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**From:** ANGELA leBlanc <seascapes333@gmail.com>  
**Sent:** Monday, April 15, 2024 8:53 PM  
**To:** Benjamin, Stacy  
**Subject:** Draft STR rule changes

**Categories:** STR Comment

**EXTERNAL: This email originated from outside of the State of Maine Mail System. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

*Dear Ms. Benjamin,  
I am firmly opposed to The proposed regulations for short-term rentals.  
We have been following all the rules stated in the proposal for many years and consider this proposal to add another layer of government which is totally unnecessary  
Thank you.  
Mrs. Arthur LeBlanc  
Rangeley, Maine  
Kennebunk, Maine*



## Benjamin, Stacy

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**From:** Carlie Jakub <carliejakub@gmail.com>  
**Sent:** Monday, April 15, 2024 9:07 PM  
**To:** Benjamin, Stacy  
**Subject:** Draft STR rule changes

**Categories:** STR Comment

**EXTERNAL: This email originated from outside of the State of Maine Mail System. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

I am concerned about the proposed changes to short term rentals. While I understand the concern about preserving certain ecosystems, we should not be prevented from using our private property. We own a home that we rent throughout the year, which actually helps maintain the continued use of our systems, helps us pay the property taxes and expenses, and visitors also get to experience our great state and all it has to offer. Preventing short term rentals will not only affect private property, but business in the areas that rely on short renters to support the economy. Please accept this email as our opposition to the restriction of short term rentals in our area.

Thank you

Lou and Carlie Jakub

## Benjamin, Stacy

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**From:** Chris Keiter <cfkeiter@gmail.com>  
**Sent:** Monday, April 15, 2024 8:03 PM  
**To:** Benjamin, Stacy  
**Subject:** Draft STR rule changes

**Categories:** STR Comment

**EXTERNAL: This email originated from outside of the State of Maine Mail System. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Hi Stacy. My name is Chris Keiter. My wife and I own a condominium unit at Saddleback ski resort (21-1 South Branch Way, Rangeley, ME). I have read the proposed LUPC Short Term Rental rule changes, and I have the following comments:

- In my years of renting at the South Branch condos, I have never experienced any problems. It does not seem like any additional rules are required at this time. The units are well-maintained and the renters are well-behaved.
- I am concerned that the rules will add to overhead and costs, raising the cost for people to rent units.
- I find the limit of 2 person occupancy per bedroom overly restrictive. Not all bedrooms are the same size, and not all people are the same size. Our unit comfortably fits more than 2 people per bedroom.

Thanks for your time and attention in this area. I hope that you are able to develop rules that protect our resources and do not overburden landlords and renters.

Sincerely,  
Chris Keiter

## Benjamin, Stacy

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**From:** Chessell McGee <chessell.mcgee@gmail.com>  
**Sent:** Monday, April 15, 2024 3:22 PM  
**To:** Benjamin, Stacy  
**Subject:** Draft STR rule changes

**Categories:** STR Comment

**EXTERNAL: This email originated from outside of the State of Maine Mail System. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Dear Stacy,

I am writing in response to the proposed changes to the properties within the Plantation zones of Maine, of which I am an owner. Our camp is located in Rangeley PLT.

I certainly understand the issues around safety, noise and not encroaching on neighbors with parking etc.

And, if an application is needed in order to rent a home on a short term basis, I would certainly comply and I hope that would not be a cumbersome process.

We purchased our home in Rangeley as a way for us to enjoy the community when we are there, but also to invest in the area. We purchased our home with a 1031 Exchange and are required to rent it. Without being able to rent it on a short term lease, we will not be able to afford to keep the home. We have done many upgrades, in fact, making it much more safe than when we purchased it, including a brand new septic system, smoke and CO2 detectors, handrails and expanded parking for ourselves and our guests.

We have one room with a double bed and a twin bed to allow for a couple with a child. One limiting factor is the proposed limit of 2 people per bedroom. Our other bedrooms are just one bed, so 2 people per room there is fine, but we would want to be able to have 3 if there are parents and a child in one bedroom. I am sure many homeowners have bunkrooms, like my daughter for example, in one bedroom, she has 4 bunks for children. It is designed to have sleepovers with friends and family. I understand limiting the amount of people in a home, but being aware that many do have bunk rooms and have had them for many generations.

Unlike many, we do have our home exclusively listed with Morton and Furbish and do not rent it on our own. There are contact people and very good oversight of our renters. We have had repeat renters year over year who love visiting Rangeley because of our camp, and they can bring their dogs, etc.

I do hope you will consider all of the people out there who need the income in order to continue to maintain their homes and enjoy the more remote areas of Maine. I also hope you will consider the business people of the region who benefit from regular visitors who spend money in the local economy. It would be a shame if those visitors are deterred, especially from areas that really need the tourist dollars.

Thank you.

*Sincerely,*



**Chessell McGee**

Senior Vice President | Associate Broker

**[Legacy Properties Sotheby's International Realty](#)**

Maine Real Estate Expert

**Do not wire funds without calling your lender or verified title company to ensure you have correct wire instructions. Due to fraud, do not send a wire from email instructions only.**

## Benjamin, Stacy

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**From:** Donna Roerig <donnaeroerig@gmail.com>  
**Sent:** Monday, April 15, 2024 3:09 PM  
**To:** Benjamin, Stacy  
**Subject:** Draft STR rule changes

**Categories:** STR Comment

**EXTERNAL: This email originated from outside of the State of Maine Mail System. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

We would oppose this for our cabin has alot of short term rentals year round. Thank you for making us aware.

Sue and John Roerig  
Cabin With A View

## Benjamin, Stacy

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**From:** Trayner, Edwin <etrayner@mah.harvard.edu>  
**Sent:** Monday, April 15, 2024 5:31 PM  
**To:** Benjamin, Stacy  
**Subject:** Dallas Plantation owner on Gull Pond

**Categories:** STR Comment

**EXTERNAL: This email originated from outside of the State of Maine Mail System. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Dear Stacy:

I am an owner at 10 fontanalis on Gull Pond (off Gull Pond road) and I am writing to express my concerns about proposed changes to the Chapter 2 & Chapter 10 Rule Revisions on short terms rentals

We have only recently begun to rent on Gull Pond after owning our home there since 2019. We have thoroughly enjoyed the lake life on Gull Pond and we wanted to give others the experience. We use a local brokerage to assist in management of the property.

In 2023 we have already had 3 short term rentals (each about 3-4 nights; We are planning to have summer (June to Sept) rentals. One rental appears to be five weeks but majority are 1-2 weeks.

Our home on GULL Pond, I believe, complies with the activity specific standards you propose on PAGE II (max occupancy posted, SEPTIC SYSTEM to standard, Local Contact person for renter, adequate parking, WASTE removal plans)

My concern is not with proposed rules. But rather I feel those rule may have a negative impact on available rental properties may be bad for local/area businesses.

In 2024, I think that the Rangely area is in a position to get more renters and thus more business in the coming years. Current vacation costs are high when one vacations far away (airlines charge a lot!) I feel that rules that force some rentable locations to shutter would not be helpful for the area in general. I think if dwellings break rules- than the individual owner should be accountable (ie no septic, not allowed to rent, no parking, need to make plans, etc)

Having suggested basic standards simply posted (as rules) rather than having ALL properties/owners complete a notice forms and submit online or on paper for further judgement. I feel POSTED SUGGESTED MINIMUM basic Standards----would work well and may be a means to encourage all owners to participate to meet the minimum standards

Please feel free to call if any questions

Sincerely

Edwin Trayner  
10 FONTANALIS  
DALLAS PLANTATION  
617-840-2298

---

PLEASE NOTE: This message is intended for the use of the person to whom it is addressed. It may contain information that is privileged, confidential and exempt from disclosure under applicable law. If you are not the intended recipient, your use of this message for any purpose is strictly prohibited. If you have received this communication in error, please delete the message and notify the sender so that we may correct our records. See our web page at <http://www.bilh.org> for a full directory of Beth Israel Lahey Health sites, staff, services and career opportunities.

## Benjamin, Stacy

---

**From:** Geoff Boyd <gjcbayd@gmail.com>  
**Sent:** Monday, April 15, 2024 6:25 PM  
**To:** Benjamin, Stacy  
**Subject:** Draft STR rule changes

**Categories:** STR Comment

**EXTERNAL: This email originated from outside of the State of Maine Mail System. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

We have owned a seasonal home on Mooselookmeguntic lake (577 Sheltons trail Rangeley, Maine) located at the border of Franklin and Oxford counties for 25 years. In order to afford the purchase and maintenance of the property we have rented it through Morton and Furbish vacation rentals to weekly summer vacationers, most of whom have returned year after year. Many of those tenants regard the property as a home away from home.

Over 25 years of rental experience, no tenant has called for emergency services or utilized any town or plantation provided services other than the landfill and the roads. Our tenants love the Rangeley region as shown by their continual annual rentals and they bring substantial monies into the area as they purchase gasoline and groceries, rent boats, hire fishing guides, eat at local restaurants, buy memorabilia and spend their vacation funds. We rely on local contractors to help us maintain our property as we live in Maryland, more than 500 miles away.

Regulations that impose further burdens on rental activities will hinder the economic well being or the area and do not appear to enact any improvements of environmental or any other value. We and our tenants are stewards of the land and care for it as we are able.

Geoffrey and Linda Boyd  
6939 Summit Circle  
Baltimore, Maryland. 21239



## Benjamin, Stacy

---

**From:** Julia Ladd <julia.v.ladd@gmail.com>  
**Sent:** Monday, April 15, 2024 5:08 PM  
**To:** Benjamin, Stacy  
**Subject:** Draft STR rule changes input from homeowner in Dallas Plantation

**Categories:** STR Comment

**EXTERNAL: This email originated from outside of the State of Maine Mail System. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Good afternoon Stacy,

I had the opportunity to read the proposed regulations pertaining to short-term rentals in certain districts in Maine, and respectfully register my opposition to the proposed regulations.

As homeowners in Dallas Plantation, we occasionally rent our property to short-term renters who want to enjoy the area and its attractions. My husband and I cannot yet live in the area full time due to our employment in another part of the state, so the rental income gleaned from property rentals helps offset some of the costs of home ownership, utilities, and upkeep. We recognized the need to work with a reputable property management company and chose Morton & Furbish vacation rentals.

As I was reading the proposed regulations, I had the recurring thought that Morton & Furbish already proactively addresses most, if not all, concerns identified in the proposed regulations. They know each property inside and out and have a high level of attention to detail such as providing emergency contact information to guests, ensuring prompt garbage removal, and frequent communications with homeowners about maintenance or safety issues. The safety and enjoyment of guests, as well as the expectation for visitors to be good neighbors, is front and center in everything that our property management company does.

If the Maine Land Use Commission's proposed regulations are enacted, it strikes me as an unnecessary layer of bureaucracy that will not yield any additional benefit to the guests visiting the area, or to the existing residents, or to the environment. Instead, it feels like an attempt to be regulated for the sake of regulation and for the sake of data collecting.

As a homeowner with long-term hopes to retire in the area, the direction of this regulation is discouraging as it feels a bit like "punishing the many for the sins of a few." I wholeheartedly agree that homeowners, guests, and neighbors alike need to be responsible community members, to treat the area and each other with respect, and to promptly address known problems that may jeopardize safety, peaceful living conditions among neighbors, or environmental concerns.

I strongly believe this can be done more effectively on an as-needed basis, rather than applying a generalized set of regulations by district or by town. Life experience has taught me that initial regulations almost always lead to more regulations, and if it gets harder for homeowners to rent their properties to visitors, it may impact the area economically and may also cast a significant shadow on our ability, and desire, to own a home in this beautiful region.

Respectfully yours,

Julia V. Ladd

## Benjamin, Stacy

---

**From:** Jeannine Sahagen <bobandjeannine@yahoo.com>  
**Sent:** Monday, April 15, 2024 4:34 PM  
**To:** Benjamin, Stacy  
**Subject:** Draft STR rule changes

**Categories:** STR Comment

**EXTERNAL: This email originated from outside of the State of Maine Mail System. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

This letter is in opposition to the proposed rule changes limiting or otherwise obstructing home owners the full rights of home ownership. Bob and I have lived most of our lives in Rangeley and worked hard to promote our region for the benefit of all. We feel this is in fire t conflict to our town bring a tourist destination, as we promoted it.

Robert Sahagen  
Jeannine Sahagen

Former planning board member, ordinance committee member, chamber member and rotary member.

Sent from Yahoo Mail on Android

## Benjamin, Stacy

---

**From:** Kimberly Trudel <kimtrudel3@gmail.com>  
**Sent:** Monday, April 15, 2024 3:15 PM  
**To:** Benjamin, Stacy  
**Subject:** Opposed to Short-Term Rental Rules

**Categories:** STR Comment

**EXTERNAL: This email originated from outside of the State of Maine Mail System. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Hello Stacy,

I am a property owner in Dallas Plantation which I sometimes use for short-term rentals. I take great pride in hosting guests who otherwise might not have an opportunity to experience the beauty and serenity of the Rangeley area while also supporting local businesses.

I am opposed to the proposed rules regarding short-term rentals. First, I the new rules seemed mistimed. I have seen a fall-off in rentals since the height of the pandemic. Many of the families who have been renting my property for literally decades are no longer coming due to increased financial hardship caused by the post-pandemic downturn in the economy.

Secondly, I think it's possible to achieve the renter safety and environmental impact goals without requiring a permit and specialized rules. Why should everyone be burdened because of a few issues? Guests renting my property do so to take advantage of the peace and quiet of the setting so burdening property owners with additional paperwork is not necessary in my case and would be burdensome.

Sincerely,  
Kimberly Trudel  
Dallas Plantation

## Benjamin, Stacy

---

**From:** Laurie Sorota <lauriesorota@gmail.com>  
**Sent:** Monday, April 15, 2024 3:00 PM  
**To:** Benjamin, Stacy  
**Subject:** Short Term Rental regulation proposal

**Categories:** STR Comment

**EXTERNAL: This email originated from outside of the State of Maine Mail System. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Dear Ms. Benjamin,  
I am a homeowner in Rangeley, Maine and **I oppose the LUPC proposed regulations for short term rentals.** Anything that deters potential visitors from choosing our region over another vacation destination is something I do not support. We want our vacation rental guests to be good neighbors, and I am confident we can accomplish that *without* these new regulations.

Sincerely,  
Laura Sorota  
19 Mahara Ln.  
Rangeley, ME

## Benjamin, Stacy

---

**From:** Sarah Burton <burtonsm25@yahoo.com>  
**Sent:** Monday, April 15, 2024 3:08 PM  
**To:** Benjamin, Stacy  
**Subject:** LUPC Proposed Regulations

**Categories:** STR Comment

EXTERNAL: This email originated from outside of the State of Maine Mail System. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Stacy,

I am writing you in regards to the proposed regulations for short term rentals in Rangeley and surrounding plantations.

Please know I am opposed to any changes being made to short term rentals and do firmly believe they need to remain the same.

I feel like any changes or new regulations of short term rentals will be demperamental to Rangeley and the surrounding areas, local businesses, and people who choose to live in those areas year round.

Rangeley is a beautiful area, too beautiful not to allow people to easily enjoy.

Sarah Burton

## Benjamin, Stacy

---

**From:** Shawn Russell <10shawn.russell@gmail.com>  
**Sent:** Monday, April 15, 2024 11:59 AM  
**To:** Benjamin, Stacy  
**Subject:** Short Term Rentals - Proposed Rules

**Categories:** STR Comment

**EXTERNAL: This email originated from outside of the State of Maine Mail System. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Good afternoon, Stacy!

By way of introduction, I am Shawn Russell, and I am a resident of Rangeley.

I'm writing to you to comment on the proposed rules regarding short term rentals.

In my opinion, the blanket rulings for the hundreds of short term rentals within LUPC zoning try to achieve a one-size-fits-all solution for a problem that doesn't exist, or is much more minor than what is being presented by the state.

With the recent winters that we've had in our state, we need to do everything we can to bring people to our remote areas to provide needed dollars to the local economies. I believe that these rules will only further deteriorate the local economies in the areas that depend on short term rentals and tourism, and the ripple effects will be felt throughout our state.

I don't think that this is the right time to make it more challenging for folks to visit the remote areas of our state.

Thank you for all that you do! If you would like to discuss further, I am eager to talk.

Best,

Shawn Russell  
42 Kendall Farm Trail, Rangeley ME  
207-778-1060

## Benjamin, Stacy

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**From:** SUSAN VOLGER <psvolger@gmail.com>  
**Sent:** Monday, April 15, 2024 8:16 PM  
**To:** Benjamin, Stacy  
**Subject:** Draft STR rule changes

**Categories:** STR Comment

**EXTERNAL: This email originated from outside of the State of Maine Mail System. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Dear Stacy,

I'm writing to **provide my thoughts on the proposed regulations for short-term rentals.**

The current proposal will impact our location, located in the plantations. I feel that if the proposal is passed, it will be an unfortunate step for the town of Rangeley to implement their own regulations, making it even more challenging for local businesses to bring folks to the area to spend money! Our local businesses depend on the income generated by short term rentals. *The entire Rangeley area counts on every dollar of income that our visitors spend.*

Anything that deters potential visitors from choosing the Rangeley region over another vacation destination is something I DON'T support. We want our vacation rental guests to be good neighbors, and I am confident we can accomplish that *without* these new regulations.

Thank you *so much* for taking the time to read this email.  
Susan Volger



## Benjamin, Stacy

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**From:** Green, Kiana  
**Sent:** Tuesday, April 16, 2024 10:30 AM  
**To:** Godsoe, Benjamin  
**Cc:** Benjamin, Stacy  
**Subject:** FW: LUPC short term renters

**Categories:** STR Comment

See email below

Ki'ana Green  
Secretary Associate  
(207) 287-2631

-----Original Message-----

From: DACF <DACF@maine.gov>  
Sent: Tuesday, April 16, 2024 9:17 AM  
To: Green, Kiana <Kiana.Green@maine.gov>  
Subject: FW: LUPC short term renters

Samantha Breton  
Secretary Specialist  
Office of the Commissioner  
207-287-3200  
Department of Agriculture, Conservation & Forestry

-----Original Message-----

From: TL Regan <tl\_regan@hotmail.com>  
Sent: Monday, April 15, 2024 5:07 AM  
To: DACF <DACF@maine.gov>  
Subject: LUPC short term renters

EXTERNAL: This email originated from outside of the State of Maine Mail System. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi-

I hope this is the correct destination for this.

About LUPC rules: Please do something to tell these rental people to quite it with all the light pollution, trespassing, and cutting other's trees down. Bright front porch lights shining into my bedroom all night is most unacceptable.

I am all for people doing what they want until it infringes upon me and my peaceful little place. Then I am very very upset.

The rental turn around is weekly and the renters are uneducated about how to behave in LUPC land. Can you help them with that? Maybe make the rental owners provide a copy of the LUPC rules on light trespass and acceptable practices for outside lighting. This should go to all home owners but especially short term renters and second home owners.

They are turning rural Maine into a city suburb by bringing their city mentality with them. Do we want that?

Sincerely,  
Tom Regan  
129 Evergreen Circle  
Dallas Plantation

## Benjamin, Stacy

---

**From:** Flo Brown <flobrown282@hotmail.com>  
**Sent:** Tuesday, April 16, 2024 8:58 AM  
**To:** Benjamin, Stacy  
**Subject:** Draft STR rule changes

**Categories:** STR Comment

EXTERNAL: This email originated from outside of the State of Maine Mail System. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I oppose the short term rental proposal. This would discourage rentals and be bad for the local economy.

## Benjamin, Stacy

---

**From:** John Blais <belgradebassin@gmail.com>  
**Sent:** Tuesday, April 16, 2024 7:42 PM  
**To:** Benjamin, Stacy  
**Subject:** Draft STR rule changes

**Categories:** STR Comment

**EXTERNAL: This email originated from outside of the State of Maine Mail System. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Stacy,

Please provide the public notice and text explanation of the text changes. Is there a GIS layer that has been established to determine areas affected by this change-if so please provide a copy.

There needs to be more public outreach and making these proposed changes is a knee jerk reaction to what is a valuable business in the Rangeley region. Many people who is from Maine own family camps and this is a way to continue the ownership for people of Maine who do not earn the income of out of state people currently buying up properties in the region. In addition, we mostly rent to family and friends from Maine!

As a wife of a Registered Maine Guide who lives and works in Maine we adamantly opposes these STR text changes.

Regards,

Pamela Blais, MS  
Vassalboro, Maine

## Benjamin, Stacy

---

**From:** Janet Rodgers <djrodgers50@gmail.com>  
**Sent:** Tuesday, April 16, 2024 7:55 PM  
**To:** Benjamin, Stacy  
**Subject:** Draft STR rule changes

**Categories:** STR Comment

**EXTERNAL: This email originated from outside of the State of Maine Mail System. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Dear Stacy,

After looking over the proposed short term rental recommended regulation changes. I have to question why the state would want to limit a rental home with a large bedroom that has two bunk beds, most likely for children, to being only allowed to use two of the 4 beds?

The seems to be no solid reasoning for this proposed requirement. The revenue a rental brings with a family friendly accommodation spills over to the local resort/community as well. If someone cannot find a reasonable accommodation in a local area they wish to visit then they may likely look elsewhere and thus the local revenue begins to be sabotaged, which has a huge trickle down effect in the whole area and ultimately begins to cause an area to be less desirable and possibly even run down with long term overall losses.

Please take the health of small Maine towns that are largely dependent on tourism, into account as you consider these proposed new regulations that are not in the best interest of promoting Maine tourism resulting in less state revenue overall.

Thank you for taking the time to read and consider these concerns for the overall health of Maine's tourism business, which is a substantial amount of state revenue.

Sincerely

Janet Rodgers  
97 Mooseridge Rd  
Dallas Plantation, Me.

Mail address: 33 Waterhouse Rd  
Girham, Me. 04038  
207-318-6902

## Benjamin, Stacy

---

**From:** Brunelle, Katherine D <Katherine.Brunelle@td.com>  
**Sent:** Tuesday, April 16, 2024 6:43 AM  
**To:** Benjamin, Stacy  
**Subject:** Draft STR rule changes

**Categories:** STR Comment

**EXTERNAL: This email originated from outside of the State of Maine Mail System. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Dear Stacy-

I am a homeowner on Judkins road in Rangeley. We rent our property out in the summer through Morton and Furbush. We and they are very conscious and responsive to any tenant or neighbor issues of which we've had very few in 8 years. I do not believe this bill impacts our property immediately but it will have an impact to the business community and potentially lead to future similar legislation that will. Adding barriers to getting people to Rangeley is not in the best interest of the community. Rangeley undoubtedly needs visitors to be sustainable and healthy. We live in southern Maine most of the year and some already think Rangeley is "too far" or insular based on an unfortunate service experience at a bowling alley or restaurant. I know these incidents are rare but there are a few in Rangeley who are quiet unwelcoming to outsiders and I believe this legislation is being pushed by these types of folks. I hope you will strongly consider the impact to the area's economy and reputation and vote no.

Thank you.

Kate Brunelle

Internal

## Benjamin, Stacy

---

**From:** Lisa Insley <lisacinsley@gmail.com>  
**Sent:** Tuesday, April 16, 2024 5:22 PM  
**To:** Benjamin, Stacy  
**Cc:** Dave  
**Subject:** Proposed LUPC Short Term Rental Regulations

**Categories:** STR Comment

**EXTERNAL: This email originated from outside of the State of Maine Mail System. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Hello Stacy,

My name is Lisa Insley - my family and I own Parmachenee A-Frame #20 up at Saddleback. My family and I reside full time in Brunswick, ME.

I'm writing to express a concern regarding the follow LUPC Proposed Regulations: [https://www.maine.gov/dacf/lupc/laws\\_rules/proposed\\_rules/chapter10/short-term-rentals/RuleRedline.pdf](https://www.maine.gov/dacf/lupc/laws_rules/proposed_rules/chapter10/short-term-rentals/RuleRedline.pdf)

My main concern is with regards to the Maximum Allowable Occupancy proposed. We have a 3 bedroom unit in which 2 of the rooms have queen beds and one room has 2 bunk beds. The rental is marketed as accommodating up to 8 people. This is very reasonable given the fact that two families coming up to Saddleback to ski could very likely have more than 1 child each.

Setting the maximum allowable occupancy to 2 people per bedroom will inhibit properties to be offered to families based upon bedrooms, which will hurt businesses both on and off mountain, having detrimental effects to the mutual prosperity of the rental owners, the ski resort and the town's prosperity.

Please let me know if you have any questions and thank you for your time.

Best,  
Lisa Insley  
401-464-2073

## Benjamin, Stacy

---

**From:** Lois Sherr <zaprzalka@gmail.com>  
**Sent:** Tuesday, April 16, 2024 1:50 AM  
**To:** Benjamin, Stacy  
**Subject:** Draft STR rule changes

**Categories:** STR Comment

**EXTERNAL: This email originated from outside of the State of Maine Mail System. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Hello Stacy,

Lois Sherr here from 11 Overlook Road in Rangeley. The proposed short term rental changes have recently come to my attention; I would like to weigh in on this topic.

First, I was born and raised in Maine, although I live “away” now, Maine will always be my home.

In 2009, we purchased our home in Rangeley, Maine from my sister and her husband, Cathy and Tim Baker, in order to “keep it in the family”. That is exactly what we have done. Cathy and Tim were pillars of the Rangeley community and we wanted them to be able to continue to stay in Rangeley. Cathy and our whole family still use the house regularly.

We only rent it out in order to pay the expenses on it so we can maintain it for our family.

It seems to me that the short term renters are imperative to the health of the Maine economy, especially the small town rural areas. Thus, adding restrictions will not only not be helpful, it seems to me that these restrictions would instead hurt both the local economies and STR owners. If STR rates are increased to offset cumbersome restrictions, guests might very well just choose different destinations. Guests lost to the community and to Maine, would likely not return.

As for the complaints against short term rentals, surely the folks complaining would not like to pay even higher taxes to offset the money lost to the State!

Thus I would like to clearly state, I am NOT in favor of these proposed restrictions.

With all very best regards,  
Lois Sherr



## Benjamin, Stacy

---

**From:** linda smidt <lindasmidt@comcast.net>  
**Sent:** Tuesday, April 16, 2024 5:04 PM  
**To:** Benjamin, Stacy  
**Subject:** Draft STR rule changes-changes to Chapter 10, Land Use Districts and Standards

**Categories:** STR Comment

**EXTERNAL: This email originated from outside of the State of Maine Mail System. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

My husband and I oppose any change to short-term rentals. We have read the proposal and we feel it is over-kill to a system that seems to have been working fine for us and our neighbors. If changes are to be made it should be done on the local level and not by the state.

Because of the latest problem with squatters and confusing legislation across the states, we find comfort in knowing that our property will be attended by legal occupants while we are away in the winter months.

Sincerely,  
Linda and John Smidt  
Rangeley Maine homeowners

## Benjamin, Stacy

---

**From:** Laura Taylor <ltaylor@relevanttechnologies.com>  
**Sent:** Tuesday, April 16, 2024 9:21 PM  
**To:** Benjamin, Stacy  
**Subject:** New STR standards

**Categories:** STR Comment

**EXTERNAL: This email originated from outside of the State of Maine Mail System. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Dear Ms. Benjamin,

I am happy to see that LUPC is addressing the issues created by short-term rentals. At Niboban Sporting Camps where I live for part of the year, there are new 3 bedroom cabins being built that were recently permitted by LUPC. You would think that 3 bedrooms is not that much. However, I have seen up to 14 people stay in a 3 bedroom rental directly across the street from me. It is very disruptive. Owners of these larger cabins have even at times put sofas in the basement for people to sleep on. I've been in the cabin across the street from me and there are not 14 beds, but there were 14 people who stayed there once. There are often 10+ people staying in these cabins. This issue was raised to the permitting committee at LUPC who seemed to not care at all that existing owners who were living in their unit (not renting) were being disrupted by renters. Owners of the 3 bedroom units seem often comfortable with renting out to large groups and advertise this on places like AirBnB and VRBO.

I fully support that on a property with communal grounds like an association, that there can be no more than 2 people per bedroom and this change cannot come soon enough.

However, I know there are large properties around Rangeley Lake, where the entire property is on a vast piece of land, and there is one landowner. For example a large type of chalet on 3 acres that does not share their property with anyone else. In those properties, it might be fine to have more than 2 people to a bedroom. I know that some of the large properties put up bunk beds for kids. You may want to consider differentiating between properties with shared grounds like an association and properties with a single owner on a large piece of land. It might be worth creating somewhat different requirements for these different types of STRs.

Thank you for taking into consideration this feedback.

Laura

--

Laura Taylor  
Niboban Sporting Camps  
747 South Shore Drive, #2  
Rangeley Plantation, Maine 04970

## Benjamin, Stacy

---

**From:** Lisa Uggeri <lisa@governorssquare.ky>  
**Sent:** Tuesday, April 16, 2024 12:30 PM  
**To:** Benjamin, Stacy  
**Subject:** Chapter 10/short term rentals

**Categories:** STR Comment

**EXTERNAL: This email originated from outside of the State of Maine Mail System. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Hello,

We are writing today to share our concerns and opposition with regards to the Chapter 10/short term rentals proposal.

We built a single family residence in East Magalloway, Saddleback mountain in 2022. We enjoy vacationing there and it is also available for rent via Morton & Furbish Vacation Rentals.

We have reviewed the proposal and do not believe that these regulations are needed. And the idea to limit the number of persons per bedroom to only two is unreasonable. Our home has three bedrooms - two of which contain one king bed each; and the third large bedroom was designed specifically for kids as the "bunk" room and it contains 4 beds. The "bunk" room has its own full large bathroom as well.

Rather than introduce these new/revised regulations that will require more administrative work with written notices, etc., we believe there must be another way to deal with these concerns - which are likely to be with a very small number of properties anyways.

We therefore do not support these proposed regulations.

Kind regards,

Lisa & Luca Uggeri  
32 Magalloway LLC  
PO Box 305  
223 Water Street  
Gardiner, ME 04345

## Benjamin, Stacy

---

**From:** Mike Leclerc <mleclerc75@gmail.com>  
**Sent:** Tuesday, April 16, 2024 7:44 AM  
**To:** Benjamin, Stacy  
**Subject:** STR rule changes - LUPC

**Categories:** STR Comment

**EXTERNAL: This email originated from outside of the State of Maine Mail System. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Hello,

I am writing in my opposition to the STR rule changes being proposed by the LUPC. I own a home in Dallas Plantation and the Town of Rangeley already voted down a STR ordinance last spring.

This is a property that my wife and I purchased so that we would have a place to retire. I purchased it when the ski area was closed and available homes were abundant. I only rent it a few weeks out of the year to help with the bills and pay for needed maintenance and upgrades.

I feel these changes are an infringement on our freedoms and will not solve the housing shortage that the entire nation is experiencing. It will not drive prices down, it will force people to rent through backdoor channels and the state will lose tax dollars. Reangeley is a tourist area, there is not enough housing NOR hotels, etc... You shouldn't be making blanket rules for a large state as it affects everyone differently.

Regards,  
Michael Leclerc  
33 The Loop Rd  
Dallas PLT, ME

## Benjamin, Stacy

---

**From:** Meghan MacAdams <mmacadams@shamrockcmg.com>  
**Sent:** Tuesday, April 16, 2024 2:05 PM  
**To:** Benjamin, Stacy  
**Subject:** Draft STR rule changes

**Categories:** STR Comment

**EXTERNAL: This email originated from outside of the State of Maine Mail System. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Hi Stacy,

My name is Meghan, and I am a property owner in the town of Rangeley, ME. I am writing to state my opposition to the new changes being considered for short term rentals.

**LUPC Proposed Regulations:** [https://www.maine.gov/dacf/lupc/laws\\_rules/proposed\\_rules/chapter10/short-term-rentals/RuleRedline.pdf](https://www.maine.gov/dacf/lupc/laws_rules/proposed_rules/chapter10/short-term-rentals/RuleRedline.pdf)

I have been coming to this town since I was born; many of my aunts, uncles, and cousins as well as my dad own in this area, and we all love it.

Please take into consideration that while I do rent my property on occasion to help offset the costs, it is primarily used as a second home for my family to stay at. While we are there we love going into town and supporting the local stores and restaurants in the area.

Deterring people with additional rules and guidelines won't, in my opinion, help these establishments stay in business. I'm hoping that there is a way to make sure guests are being respectful of property without creating laws.

Respectfully,

Meghan

**Meghan MacAdams**

Senior Loan Officer



✉ mmacadams@shamrockcmg.com

📞 (401) 678-6031

📍 75 Newman Ave, East Providence, RI 02916

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NMLS# 1182884 | BRANCH NMLS# 2549506 | CORPORATE NMLS# 1820



## Benjamin, Stacy

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**From:** Michele Melanson <mmelanson08@gmail.com>  
**Sent:** Tuesday, April 16, 2024 6:04 AM  
**To:** Benjamin, Stacy  
**Cc:** Jeff Mann  
**Subject:** RE: Draft STR rule changes

**Categories:** STR Comment

**EXTERNAL: This email originated from outside of the State of Maine Mail System. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Dear Stacy,

Please amend the draft of the LUPC regs. on the STR ruling.

Short Term Rentals in the plantations that surround the town of Rangeley has existed for decades: for many reasons. The Rangeley lake area is a seasonal vacation spot for so many families in state and out of state. Being able to rent a cottage or private home allows the renter to save money in so many ways (e.g., eating in the rental unit). Hence creating tourism economic opportunity plus exposure to the beautiful region of Rangeley. As well and as you know -any extra income for folks in the Rangeley community is a must to be able to survive.

Please accept my thoughts as you think about the importance of the Rangeley lake area and the sustainably for families to stay there and make extra money as well as the economic opportunities for tourism to that region.

Best.  
Michele Melanson  
207-449-6357  
12 Fox Hollow Lane  
Dallas Plantation, ME

## Benjamin, Stacy

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**From:** Matt St. Cyr <Matt@cumberlandironworks.com>  
**Sent:** Tuesday, April 16, 2024 8:37 AM  
**To:** Benjamin, Stacy  
**Subject:** Short term rental

**Categories:** STR Comment

**EXTERNAL: This email originated from outside of the State of Maine Mail System. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Good Morning Stacy.

I own a property at 141 Evergreen Circle in Dallas Pt. Our rental agent has made it aware to us that LUPC may be instituting some regulation to short term rentals within their jurisdiction. The document that was forwarded to me was the following:

[https://www.maine.gov/dacf/lupc/laws\\_rules/proposed\\_rules/chapter10/short-term-rentals/RuleRedline.pdf](https://www.maine.gov/dacf/lupc/laws_rules/proposed_rules/chapter10/short-term-rentals/RuleRedline.pdf)

As I read it the impact on my property is minimal. I do have a few questions.

On page 2. "Rulemaking Introduction and Overview" it sites a rise in complaints. What are the complaints that are coming in and how frequent are they?

The document refers to different subdistricts. How do I access a LUPC map showing what subdistrict my property is in?

What are the complaints that have come in from my subdistrict?

My primary residence is in Pownal Maine. I have spent a decent tenure on the planning board here. Four years as the board chair. I do know that STRs would come up from time to time. In our community the response was to not fix what isn't broken. Our town received zero complaints regarding short term rentals. At the time we had around 15 properties in town that could be effected. One solution we kept on the table to implement if there was a problem would be similar to what I see in the link above. You need a permit. Hopefully the permits are free or close to free. Logically if one single property is the rotten apple, the following season you can simply refuse to renew their permit.

Thank you for the answers to my questions.

Best regards  
Matt St.Cyr





## Benjamin, Stacy

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**From:** Russ Considine <russconsidine@gmail.com>  
**Sent:** Tuesday, April 16, 2024 1:31 PM  
**To:** Benjamin, Stacy  
**Subject:** 4-16-24 from Russ Considine again

**Categories:** STR Comment

**EXTERNAL: This email originated from outside of the State of Maine Mail System. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Hello again, please replace the prior email just sent to you with this one. I edited one of my rior comments - sorry.

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Dear Stacy Benjamin:

My name is Russ Considine and my wife and I own a vacation home in Rangeley, Maine. I recently read the following:

**LUPC Proposed**

**Regulations:** [https://www.maine.gov/dacf/lupc/laws\\_rules/proposed\\_rules/chapter10/short-term-rentals/RuleRedline.pdf](https://www.maine.gov/dacf/lupc/laws_rules/proposed_rules/chapter10/short-term-rentals/RuleRedline.pdf)

For what it might be worth, my wife and I purchased our home six years ago knowing that we would most likely need to rent it out for approximately six weeks every year in the hope of at least "breaking even" to offset our taxes (currently approx. \$11,000/yr), utilities, landscaping, snow plowing, etc...

To date, we have yet to break even, however, I've been happy that we are able to generate enough income to offset our annual taxes (which have nearly doubled in those 6 years of ownership).

We have friends in a similar economic situation who live in one or more of the Plantations in Rangeley. Without potential rental income, they are seriously considering selling their properties. Personally, my wife and I have annual expenditures including taxes related to our Rangeley property that approximates \$35,000/yr. Rental income averages approx. \$20,000/yr. When we are in Rangeley we spend another approximate \$500/day for groceries, restaurants, retail shopping, boat rentals, etc... I am guessing that Renters of various properties spend a similar amount of money while vacationing.

We are fortunate in being able to sustain that difference, however many part-time owners that we have spoken to recently in the Rangeley Plantations are struggling to hold onto their properties, and many may not be able to do so without short-term rental income.

Just thought you might want to hear one person's perspective on this proposal.

Thank you for your time and have a great day, Russ Considine

## Benjamin, Stacy

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**From:** Rudy Mahara Sr. <rudy.mahara.sr@gmail.com>  
**Sent:** Tuesday, April 16, 2024 10:05 AM  
**To:** Benjamin, Stacy  
**Cc:** Jamie/Beth Eastlack; Sue Mahara  
**Subject:** Draft STR rule changes

**Categories:** STR Comment

EXTERNAL: This email originated from outside of the State of Maine Mail System. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Stacey, my name is Rudy Mahara and I live in Fort Wayne Indiana. I have been blessed to be able to be the owner of 20 Mahara Lane in Rangeley ME. This is a beautiful spot, it rests on a national scenic highway is surrounded by 200 foot pines and has lake access to Rangeley lake. We enjoy every second that we can spend in our cabin and I believe that is a gift of God that we can be stewards of a beautiful Place in America. When we are not using the camp, we have asked a local real estate and rental agent to find families that can enjoy this place. 3 to 5 times a year I put the camp into a charitable auction here in Fort Wayne. It usually brings 2000 to \$5000 for the local charity. It also gives the opportunity for people in Indiana to experience the beauty of Maine. When I have a personal friend in Indiana that would like to use the camp, I asked them to pay the cleaning fee and make a donation to a charity in Rangely Maine. This happens to 2-3 times a year. The rotary club and many other local Rangeley charities have benefited from their generosity.

This area of our country is too precious and beautiful to be hoarded by a few rich property owners and not allow the rest of the world to witness it.

Short term rentals are critical to the success and responsibility of Rangely Maine. Short term rentals allow people like myself with a moderate net worth and income to be able to to maintain that beautiful piece of paradise. Short term rentals allows other families throughout the country to witness our local beauty. Short term rentals is one of the strongest positive economic influences in the area.

I believe short term rentals are the heart and soul of Rangely. It is your job to communicate its value and to protect the right property owners who are doing their part to maintain Rangeley's rich and colorful history.

Thank you for taking the time to read my opinion. I can be contacted at Rudy.mahara.sr@gmail.com or (260) 413-1723.  
Sent from my iPhone

## Benjamin, Stacy

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**From:** Tim McGonagle <maineinvestmentproperties@gmail.com>  
**Sent:** Tuesday, April 16, 2024 10:00 PM  
**To:** Benjamin, Stacy  
**Subject:** LUPC Proposed Regulations for Plantations around Rangeley - Chapters 2 & 10 February 2024 draft

**Categories:** STR Comment

**EXTERNAL: This email originated from outside of the State of Maine Mail System. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Good Evening Stacy,

I am writing to express my opposition to these proposed changes. This will severely impact many families who utilize their homes and second homes to provide rental income to help offset costs of maintaining and paying for their homes. Furthermore, these Short Term Rentals provide economic activity and revenues in countless ways such as retail sales in the area and services provided by various contractors needed to maintain these homes.

In addition, it allows families not familiar with the region to easily rent a place and experience what the Rangeley area has to offer. No doubt some have chosen to purchase homes following these experiences.

We purchased a home last fall after renting various homes over the last 3 years. We did this with a plan to rent our home to defray the annual costs. These Regulations will limit our ability to do this. Complicating STR's and adding layered regulations will diminish families' options to rent their homes and other families to experience the area.

Please feel free to reach out with any questions,

Thanks for your time and attention to this email,

Tim

Tim McGonagle  
Owner & Managing Member

**Maine Investment Properties, LLC**  
PO Box 1391  
Yarmouth, ME 04096

Cell: 207-370-1420

## Benjamin, Stacy

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**From:** C.K. Babbitt <ckbabbitt@gmail.com>  
**Sent:** Wednesday, April 17, 2024 12:08 PM  
**To:** Benjamin, Stacy  
**Subject:** LUPC Proposed rules on short-term rentals

**Categories:** STR Comment

**EXTERNAL: This email originated from outside of the State of Maine Mail System. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Good Afternoon,

I currently own a house located in Dallas Plantation. I am concerned that the proposed rules on short term rentals will affect my ability to maintain my house well. Making it more difficult for visitors to the area to access good short term rentals affects everyone in the region. The area depends on visitors all year round.

My ability to access the short term rental market is good for me and for the Rangeley Lakes region. I am not in favor of making it more difficult.

Regards,

Cassandra Babbitt  
207.299.5911

## Benjamin, Stacy

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**From:** Christina Eliason <christina.eliason@icloud.com>  
**Sent:** Wednesday, April 17, 2024 9:59 AM  
**To:** Benjamin, Stacy  
**Subject:** Regarding Proposed Chapter 2 & Chapter 10 Rule Revisions: Short-Term Rentals

**Categories:** STR Comment

**EXTERNAL: This email originated from outside of the State of Maine Mail System. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Dear Maine Land Use Planning Commission

I'm writing to share my thoughts on the proposed regulations for short-term rentals.

My family has owned a summer cabin in Rangeley Plantation since the 1960's. I am the owner now and hope someday to spend my retirement there like my grandparents did.

Until then, when I'm not vacationing there myself, I provide short-term rental. Unlike commercial property, most homeowners like myself use the short-term rental income to upkeep and improve their property. We've been putting every dollar back into our property to keep it safe and beautiful. My plan is to keep our home in our family for generations to come.

Renting our cabin also allows us to share this beautiful area with others. The restriction to two people per bedroom is concerning because some homes in our area have big bedrooms that easily sleep four. In our case, we have a sofa bed in our living room that families appreciate. This allows us to rent to a family of six.

Also, the safety postings and waste disposal are things we already do. The rental agency that we use, Morton & Furbish, does a wonderful job at keeping renters safe and the area clean and in top shape.

In my experience, our renters have been wonderful and contribute to the Rangeley economy. I would hate for anything to hamper sort-term rentals and deter potential visitors from choosing beautiful areas of Maine over other destinations.

If you have any questions, please feel free to contact me.

Christina Eliason  
781-254-2919

## Benjamin, Stacy

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**From:** Gregory Bogdanich <oldenewenglandbarns@gmail.com>  
**Sent:** Wednesday, April 17, 2024 9:22 AM  
**To:** Benjamin, Stacy  
**Cc:** janeekin8@gmail.com

**Categories:** STR Comment

EXTERNAL: This email originated from outside of the State of Maine Mail System. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning, Sir,

I'm writing this after being informed by Morton-Furbish Realtors in Rangeley, Maine of the short-term rental issue in the State of Maine.

My wife and I own a property on Bald Mt. Rd. in Oquossoc. It's a modest place we bought about 6 yrs. ago. We have it listed as a rental with M-F. It's very infrequent- mainly skiers. My wife and I come often and spend a week at a time or more. Our renters have been no trouble. We are on good terms with our immediate neighbors who, by the way, are summer people, and have had no complaints from any direction. From an economic standpoint this issue of looking negatively at short-term renters in Rangeley makes no sense. Saddleback ski area has been a boon here. Where are these people supposed to stay when they come to visit? There are few "hotels-motels, inns, etc." Private rentals like ours make it possible for these travelers to make the trip north and enjoy what this wonderful area has to offer - outdoor activities, hunting, fishing, skiing, sledding, and really great restaurants. As for environmental impact, I sense politics here. What impact are we talking about - our own septic system? It's hardly used as it is. I also sense progressives at it again with the environmental reasons for even exhaling - you know CO2 in the air. I just don't see any good reason for limiting short-term rentals. None. This is still America with a free enterprise system. The Left makes me weary. They never stop with their regulations. As President "Silent Cal" Coolidge the former Vermonter once said, "the business of America is business".

Please let common sense prevail and let these small rural communities like Rangeley, Moosehead, and Millinocket enjoy a little affluence. Life and lifestyle is very different up here than in Augusta or Portland. Let freedom ring!

Respectfully,

Greg Bogdanich and Jane Eakin

Lyme, N. H.

## Benjamin, Stacy

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**From:** Debra Kirchheimer <deb.kirchh@gmail.com>  
**Sent:** Wednesday, April 17, 2024 7:00 AM  
**To:** Benjamin, Stacy  
**Cc:** Susan Kirchheimer  
**Subject:** Draft STR rule changes

**Categories:** STR Comment

**EXTERNAL: This email originated from outside of the State of Maine Mail System. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Dear Ms. Benjamin:

We write to you regarding the proposed Short Term Rental Rule Revisions within Chapter 2 and Chapter 10., These changes concerns us as we do not consider our second home a "business." We rent it for a few weeks during the summer or early fall to help with the taxes and upkeep of our property. The income that we do get from renting, after commissions and expenses, does not enrich us. But without it, it would be difficult for us to hold on to our home, which is precious to us.

In 1954, by chance, our parents came upon the Rangeley Lakes region and fell in love with the area. They returned two years later and purchased a parcel on Mooselookmeguntic with a tiny down payment and a 30 year mortgage. We grew up on the lake, Maine was our summer when we were kids and remains that way to this day. What makes this story so special is that our father, Werner, was a Holocaust survivor who came to the United States with little more than the clothes on his back. He worked tirelessly to learn English so he could apply for citizenship. His goal was to be a productive and contributing member of the United States and live the American Dream. Our mother, Mary Lou, came from a troubled family and left home before she even finished High School. She learned early on what hard work meant and how to survive on very little.

Together, our parents were a force of nature. They scrimped, saved, and worked hard to get ahead. Our father lovingly built our first camp with his own hands. It was small, but we all loved it and made wonderful memories. When he retired in 1990, our parents decided to build a larger home so they could spend most of the year on the lake. He had a little help this time but did most of the work himself. In the years that followed, he did all the property upkeep and maintenance. When our father passed away in 2006, we were unable to do the maintenance and repairs ourselves. It was a difficult decision, but if we wanted to keep the home, we would have to rent it.

The rental income has allowed us to pay the taxes and to help maintain our place to our father's standards. *Every* penny that we get goes back into keeping the house and



property in shape, using local workers to help us do improvements and repairs. When here, we patronize the local shops and support the local community. And in all the time that we've rented, our place has always been treated with respect. The wonderful folks at Morton & Furbish (our rental agent) see to that. In fact, our neighbors have befriended several of our renters and enjoy lasting friendships with them over the years.

I'm certain our story is not unique, and that there are many others who need the supplemental income to keep their homes. We take much pride in and put our best into our home as it provided us so much joy over the decades. Renting our home is not a business transaction for us, it is just a means to keep it in our family, hopefully, for generations to come. It is our American Dream.

Thank you for your consideration.

Respectfully

Debra Kirchheimer  
Susan Kirchheimer  
3 Stephens Road,  
Rangeley Plantation, ME 04970  
978-979-8840

## Benjamin, Stacy

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**From:** Erin Byrne <erinbyrne@gmail.com>  
**Sent:** Wednesday, April 17, 2024 9:21 AM  
**To:** Benjamin, Stacy  
**Cc:** erinbyrne@gmail.com  
**Subject:** LUPC: Proposed Chapter 2 and Chapter 10 Rule Revisions: Short-Term Rentals

**Categories:** STR Comment

**EXTERNAL: This email originated from outside of the State of Maine Mail System. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Dear Ms. Benjamin,

I am writing to share my strong opposition to the LUPC regulations regarding short term rentals in areas of Maine.

I have been traveling to the Rangeley region for more than 50 years, introducing more than 500 friends and family members to the area. Many have become fans and return visitors, supporting the Rangeley economy and residents. All have been wowed by the hospitality of Mainers and have done their best to contribute to the region during their visits.

During the pandemic I was able to fulfill a lifelong dream of owning a home in Rangeley. We purposely selected a property that would allow us to enjoy the area when we can while also providing an experience for other visitors that is supportive of the area and the visitors. We hope to move to Rangeley full time on retirement, but until then, offering our home for short term rentals through a trusted real estate partner (Morton & Furbish) allows us the flexibility to maintain and improve the property, which we have done continually, and often in partnership with neighbors.

The concerns addressed in the proposed regulations are not in play with our rental. Morton & Furbish maintains our property in our absence, and takes care of occasional maintenance and safety issues. They strive to provide an experience to each guest that is supportive of the region and does so in a way that supports full time residents enjoyment of their property as well.

I find some of the language in the proposed regulations to be very vague and unnecessarily limiting. Our home is 3,500 square feet, but per the regulation we would only be allowed 6 guests. We purposely have two main bedrooms for parents and one additional large bedroom for guests, intended to be for kids to enjoy time together on vacation. This is how my family always traveled to the region; with another family of friends and having our combined five kids in a large room was always a highlight of their year. Further, we have a loft area that accommodates a younger child that wants to stay closer to parents to give both parent and child comfort. The regulation would eliminate this which doesn't make sense. It is a regulation for regulations sake and doesn't necessarily reflect how people travel or what they are looking for on vacation.

Honestly, the proposed regulations don't seem to provide a clear benefit to full time residents of the area or guests visiting the area. Importantly, tourism is one of Maine's largest industries, contributing \$5.6

billion to the state economy, impacting more than 150,000 jobs and saving every Maine household \$2,172 in state and local taxes in 2022. These regulations have the potential to dramatically jeopardize full time residents financially, while also making it more challenging for visitors to enjoy the comfort and beauty of Maine from a private home. Certainly if this regulation were to pass I would have to consider selling my home, and taking with me the tens of thousands of dollars I spend with Rangeley businesses each and every year.

To be clear, I think it is the responsibility of homeowners, whether they live in Maine full time or own a second home, to ensure that their home is maintained, safe, environmentally sound and does not interfere with the quiet enjoyment of others in their neighborhood. This can be addressed without a broad reaching regulation that solves a few problems while creating many new ones.

Thank you for your consideration of my perspective.

Erin Byrne  
25 Badgers Lane  
Rangeley, Maine

## Benjamin, Stacy

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**From:** Gary Wingate <garywingate52@gmail.com>  
**Sent:** Wednesday, April 17, 2024 11:35 AM  
**To:** Benjamin, Stacy  
**Cc:** Gary  
**Subject:** Draft STR rule change

**Categories:** STR Comment

EXTERNAL: This email originated from outside of the State of Maine Mail System. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Having just read your regulations, I would like to provide my comments in opposition to these proposed regulations.

My wife was born and raised in Oquossic and went through the school systems until she attended college. Her father owned a grocery store and her mother taught in the Rangeley school system both for thirty years. Getting married and having three children and now living out of state, we decided to purchase a camp to enjoy all the beautiful activities of the area and stay in touch with her Mom and Dad and expose our children to this area and its outdoor experiences.

With time we worked with Morton and Furbish to assist in renting our camp during the summer months when we were not there. They have done an excellent job in providing capable and respectful families for a rental. They are extremely reputable and provide a first class property management business. We have cultivated a clientele of families that return every year and treat the property with respect, as if it was their own. They take care of garbage disposal and recycling. They provide a twenty-four contact. We have never needed emergency services. We have no issues with subsurface wastewater disposal.

These rentals provide income to help offset some of the expenses of ownership. The renters provide an economic benefit to the local community with their varied purchases of food, gas, dining, groceries, boating, guiding, etc.

I am always wary of more regulations. The Maine Land Use Commission proposed regulations does not provide any value added benefit or improvements to the rental market, but does create an unnecessary burden. Once regulations get proposed and then enacted, it continues to create more regulations. The rental owners and the rental agencies have worked cooperatively to select quality renters, and a positive experience to the renters, and provide valuable economic revenue for the local businesses.

Therefore, I respectfully oppose the proposed regulations.

Sent from my iPhone



## Seven Islands Land Company

April 17, 2024

Stacy Benjamin  
22 State House Station  
18 Elkins Lane, Harlow Building  
Augusta, Maine 04333-0022

Dear Ms. Benjamin,

Thank you for the opportunity for comment on the Proposed Chapter 2 and Chapter 10 Rule Revisions: Short-Term Rentals.

Seven Islands Land Company manages land under the Pingree ownership throughout Maine, including in the Rangeley region where the Prospective Zoning Plan for the Rangeley Lakes Region (PZP) became effective on January 1, 2001. As you know, in the PZP, the P-GP2 zone was introduced which limits development to seasonal recreational uses and allows subdivision without the need to rezone. It also allows sporting camps and campgrounds as a permitted use, rather than a special exception. The zone is for seasonal and recreational uses and limits development to conserve the shoreline but recognizes that development for seasonal recreational use makes sense in this region. We are by far the largest landowner within the P-GP2 zone, save for a State-owned parcel and a few camp lot owners.

The Rulemaking Introduction and Overview for the proposed Short-Term Rental (STR) rule revisions states that the rules are changing, in part, so that “Short-term rentals will be allowed in accordance with standards, or potentially by permit if they exceed the standards, in zones that allow residential dwellings,” though the revision notes do not list the P-GP2 zone as one that will add STR as a use allowed without a permit subject to standards or allowed by permit in cases where the standards would not be met. There are provisions within 10.23, F (P-GP2 Standards) that relate to campsite and rental cabin management, but we are concerned that since Short-Term Rentals are not addressed specifically and the revisions do not include the P-GP2, even seasonal STRs could inadvertently become a prohibited use because of this. As landowners we are concerned about losing the ability to pursue opportunities in the future.

We ask that the P-GP2 be added to the list of zones where STRs are listed as an allowed use (without a permit subject to standards when in conformance with 10.27T, or with a permit when not in conformance with 10.27T).

Thank you for your consideration. I am happy to answer any questions you may have.

Sincerely,  
Hannah E. Stevens  
Land Use Director , Seven Islands Land Company

## Benjamin, Stacy

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**From:** John Bishop <jbishop@mxschool.edu>  
**Sent:** Wednesday, April 17, 2024 11:49 PM  
**To:** Benjamin, Stacy  
**Subject:** proposed short term rental rules

**Categories:** STR Comment

**EXTERNAL: This email originated from outside of the State of Maine Mail System. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Dear Mrs Benjamin,

I believe that the proposal to have a limit of two people per room goes too far. In my house we have a bedroom with a queen and a single as well as another room with a bunk bed and a single. We occasionally rent out our property so this is of great concern.

Thank you for your consideration,

John Bishop

--



**John Bishop** P '24 & '26  
(he/him/his)  
**Teacher, Coach**  
Middlesex School  
978-369-2550  
1400 Lowell Road, Concord, MA 01742  
[jbishop@mxschool.edu](mailto:jbishop@mxschool.edu)  
[www.mxschool.edu](http://www.mxschool.edu)

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