

Minutes
Bar Harbor Long-Term Rental Registration Task Force
Monday, April 22, 2024
Auditorium – Third Floor, Municipal Building
4:00 P.M.

I. Call to Order

The meeting was called to order at 4:02 PM. Members present: Michele Gagnon, Planning Director; Todd Hardy, Chair and landlord representative; Erica Brooks, landlord representative; Joe Minutolo, Town Council representative; Angela Chamberlain, Code Enforcement Officer; Jennifer Richardson, resident at large; Amber Howard, tenant representative; and John Mountford, Ellsworth and MDI Housing Authorities representative arriving at 4:05 PM.

Heidi Hambrecht, tenant representative, Matthew Bartlett, Fire Chief, and Philip Galperin, resident at large, were all absent.

Also present: Cali Martinez, Housing and Community Planner; and Shawn Farrar, Bar Harbor Story.

II. Approval of Minutes

February 28, 2024

Ms. Brooks moved to approve the minutes as prepared. Ms. Chamberlain seconded the motion and the task force voted 7-0 to approve the motion.

III. 2022 Final Report & Polco Results

Ms. Chamberlain explained that she added the 2022 Final Report and Polco survey results to the packet to help the Task Force remember the goals and purpose of the Task Force, particularly when discussing the inspection recommendation. Mr. Hardy mentioned that he was surprised at the number of negative comments in the comment section of the survey. He added that he thought the Task Force had discussed and came to a consensus that the problems and issues with Long-Term rentals was not typically couples and families, but what most people perceived as housing for employees.

IV. Review notification postcard

There were no new comments.

V. Discuss an inspection recommendation

Mr. Mountford explained that in his experience, there were tenants that didn't welcome having an inspection but it can be a benefit to the landlord for a regular inspection process which could uncover issues that are tenant caused.

The Task Force discussed how an order of priority for inspections could be determined. Ms. Chamberlain offered that she had been working on a weighted risk score method to prioritize those units

which may be at greater risk based on factors such, age of the building, the absence of smoke and Co2 detectors, proximity of the landlord, the number of EMS/Fire calls to that residence, and the presence of sprinkler systems.

Mr. Mountford suggested that an inspection process is not used to enforce the minimum building standards for dwellings but to confirm the presence of operable life safety devices like smoke and Co2 detectors. The group agreed that the inspection focus should be very narrow.

The Task Force discussed particular inspection related items and what should happen if something serious is noted during an inspection. Mr. Mountford noted that he was concerned with displacing tenants to which Ms. Chamberlain agreed and said that was not the intent of the program and was to be a last resort measure. Ms. Gagnon asked the group if they wanted to consider that if someone is living in an unhealthy or unsafe living situation, is that housing that the type of housing that the town is trying to preserve.

Ms. Brooks added that it was important to her that the group establish what the minimum inspection standards would be.

Ms. Chamberlain offered to bring additional information to the next meeting with inspection criteria that the group could review together and determine what inspection components are necessary for a limited inspection process.

VI. Next steps

The Task Force will review possible inspection standards.

VII. Public Comment Period

There was none.

VIII. Items for the next Agenda

Continue discussing an inspection recommendation.

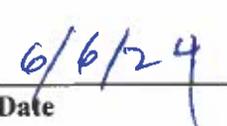
IX. Adjournment

The Chair adjourned the meeting at 5:16 PM.

Minutes approved by the LTR Registration Task Force on May 28, 2024.



 Todd Hardy, Chair
 Long-Term Rental Registration Task Force



 Date