

From: Beth Olshansky [<mailto:Beth.Olshansky@comcast.net>]

Sent: Sunday, October 06, 2019 4:46 PM

To: Michael Behrendt

Subject: B&B

Dear Michael and members of the Durham Planning Board,

At the last PB meeting, I offered my strong support for this proposed ordinance. In yet another effort to protect

our residential neighborhoods from potential negative impacts of living in a college town, I believe this ordinance

is timely and balanced. It can help divert potential negative impacts before too many Air B & B's are grandfathered in.

While much of the discussion focused on potential issues in RA and RB, I support this ordinance applying to R

and RC as well. While folks who live in town may be under the impression that homes in R and RC are rural and thus spread out,

many of our more recent rural neighborhoods were designed with cluster housing and conservation land set aside. Those homes are no

further apart than some of the houses in RB. What I particularly like about the ordinance is that in areas where homes are

remote, neighbors will not bother to attend a ZBA hearing for SE whereas if there is a potential problem due to proximity of

neighboring homes, those neighbors will have a chance to weigh in.

A concern was raised at the last public hearing regarding enforcement of the requirement that the owner be present

during the period of time the space was being rented. (Please recall I spoke and passed out suggested language to clarify

the intention of that regulation.) Regarding enforcement, the public was told that the only way to enforce that regulation was

if a problem arose and the police were called in (for instance, neighbors calling police due to a party being held on the premises).

It occurs to me that one way to encourage owners to comply with the regulation is to have a stiff penalty if a they are caught not

complying. For instance, should an owner not be on the premises and a large party takes place, that owner will lose their SE

permit to run a B&B. If this penalty were written into our ordinance, I believe most owners would not want to run the risk of not

complying with the regulations. Please note that with CUPs, if recipients do not comply with the stated conditions, they too run

the risk of losing their CUP.

Thank you for your consideration of these thoughts and suggestions.

Beth Olshansky