

# Warner Planning Board

(Subject: STR's in Warner)

## Short Term Rentals

Short Term Rentals (STR's) are currently taking NH towns and the repose of their residents by storm. The predominant outcome has not been a positive one.

The fragile small town sense of calm most of us consider important is under assault. Investors (both from inside and from outside NH) masquerading as thoughtful residents and basking in the good faith of open minded land use officials are profiting off Planning Board weakness and indifference.

Furthermore even when towns have tried to prevent STR's with seemingly tight definitions, STR investor's lawyers hired to achieve the investor's objectives have cleverly brought confusion and conflict into what seemed straight forward.

Towns should use extreme caution with STR's.

- Political consensus whether STR's are in fact desirable should be a requisite before any action, even including a definition of STRs in the Zoning Ordinance.
- Once STRs become a Zoning entity, recent history has shown that expensive litigation for Towns and their residents will surely follow.
- If STRs are actually permitted.....and after later discovery, the town then reverses its allowance of STRs, those that exist because they were previously allowed, are grandfathered and will continue to be troublesome to their neighborhood and tom the town.

## My opinions:

- Until comprehensive review proves otherwise and Town meeting consensus favors STRs, we should protect Warner residents and the town of Warner from the undesirable outcomes STRs have already and clearly illustrated.
- To do otherwise would be contrary to the aims and objectives clearly outlined in the Master Plan and reckless.
- I agree it's desirable to have definitions that are clearly supported by other relevant articles in the Zoning Ordinance and which acting together provide an understandable and comprehensive rationale for land use.
- Definitions by themselves, however can do more harm than good.
- Defining 6 other things perhaps related to the subject of STRs but which may not currently exist anymore, such as "Lodging House" is pointless.
- Furthermore, definitions that are not iron clad, but rather, over the moon or ambiguous are equally unhelpful and dangerous.
- Additionally, in the hands of skilled attorneys, definitions "by implication" can develop a presence on their own, that attorneys can use for justification of their client's objective.
- Lodging House definition: Lodging house is a is a [Victorian era](#) term for a form of cheap accommodation that for practical purposes no longer exists.....The slang term [flophouse](#) is roughly the equivalent.... The nearest modern equivalent is a [hostel](#). There are none in Warner and why lodging house was included in Warner's land use table is questionable.

- Unless the Planning Board favors STRs, despite being antiquated, the term Lodging House's proximity to STRs poses a threat. For clarity, Lodging house should be removed from the use table.
- A question for town counsel; If STRs are not listed in the land use table and not defined does this provide actual protection against STR use?

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