

Dianne Boisvert

From: Mark Realbuto <realbuto.mark@gmail.com>
Sent: Wednesday, August 16, 2023 9:26 PM
To: Dianne Boisvert
Subject: Short Term Rental Unit Ordinance

Hello - my wife and I own a home at 203 Northern Blvd. I am writing in regards to ODNC00141_02_27_2023 which my understanding is going to be resubmitted to the City Council. I first have a few questions:

First in terms of the Zoning Determination from the Zoning Administrator, this is something that would be submitted online and if "no zoning relief is required" , then no further action is required from a zoning perspective assuming no change in use or ownership for the next three years.

Secondly, regarding the language in section 5(a) under General Requirements for any STRU, it makes note specific physical improvements. I am wondering if this ordinance is calling for specific additional inspections from the noted departments such as Building and Fire that would be required for the Zoning Determination. Would there be codes and standards that would apply to the short term rentals beyond what would be required if the same structure was not used as an STRU?

Lastly as a comment, much of the discussion seems to be about parking. Downtown Newburyport is densely populated and many of the houses have one or no parking spots. Street parking is not a right but a public good. Many times even if you are simply visiting Downtown for the day, the lots are full and there are really no spots on streets like Merrimac, State or Liberty. It's not uncommon to need to park on streets like Green, Middle or Federal. Living in a busy downtown area is going to lead to things like limited parking that is not related to STRUs. If parking right at your home is important to you, then it's on the owner or renter to make sure you are living somewhere with sufficient off street parking. Overall, I don't see that as something that should be a driving force behind this ordinance.

Also, I think all of this should lead to a conversation about building a hotel in Newburyport. It's the only real solution to be able to balance maintaining a healthy level of tourism and addressing resident concerns. People want to stay in Newburyport to go to the beach, to shop at the local stores, to eat at the great restaurants and enjoy the arts and culture. Right now their options are very limited which has led to what we are dealing with now.

Thank you for your time and work. I know this has not been an easy undertaking.

Mark Realbuto