

Dianne Boisvert

From: dpzabriskie@aol.com
Sent: Wednesday, August 16, 2023 4:46 PM
To: Dianne Boisvert
Subject: Fw: Short Term Rental Regulation

Dear Members of the Planning Board -

Below you will find an email that I sent to the members of the Newburyport City Council last March relative to the City's consideration of regulating Short Term Rental Units (STR's). As provided within my March correspondence, my wife and I have operated a very successful owner-occupied STR on Lime Street for many years. This information is provided for your consideration as you deliberate the merits of creating possible regulatory policies for such. I hope you find my insights helpful. Thank you.

Donald P. Zabriskie
87 Lime St.

----- Forwarded Message -----

From: "dpzabriskie@aol.com" <dpzabriskie@aol.com>
To: citycouncil@cityofnewburyport.com <citycouncil@cityofnewburyport.com>
Sent: Monday, March 6, 2023 at 01:49:05 PM EST
Subject: Short Term Rental Regulation

Good Afternoon -

My name is Donald P. Zabriskie and I am a lifelong resident of the south end. My wife Cynthia and I have hosted an Airbnb short-term-rental unit on Lime Street for the past six years. Given the recent news reports that the city council is again considering regulations for these units, I wanted to take to opportunity to provide some insights regarding what our experiences have been and the conditions and requirements that must be met before guests can book with us.

The address of the residence is 87 Lime Street. The "original" house was built in 1736 and in 2010 a 1,300 sq. ft. addition was constructed. The Appeals Board approved this conversion into a two-family residence. In 2014 my mother Ann Zabriskie, who resided in the original house, died, which in turn caused that side to become unoccupied. Two years later, we decided to utilize the unit as an Airbnb.

1. Our Airbnb is 100% on-site owner occupied at all times. The Airbnb guests stay in the original house and my wife and I live in the connecting addition - under the same roof.
2. In our Airbnb listing, we specifically list what is and more importantly **isn't** allowed.
3. Guests can stay no longer that three days concurrent
4. No parties - no loud noises or disturbances - no large amounts of alcohol allowed.

We make it very clear if they can't comply with these conditions not book with us. Upon their arrival, we meet our guests personally and reaffirm what our expectations are - they are guests in our home and they are expected to treat it as such. We make it clear that we live in a densely populated neighborhood and that disruptions or disturbances will not be tolerated and will result in their immediate expulsion. After six years as an Airbnb host, this action has not been necessary. Prior to becoming an Airbnb host, we reached out to our neighbors and notified them of our intentions. We've also encouraged them to contact us immediately if they had any complaints or concerns pursuant to an Airbnb guest as well. So far, we haven't received one complaint.

It is my understanding there are some irresponsible absentee Airbnb hosts who have allowed their properties to be occupied by various long term disruptive and reckless parties - whose poor behavior has caused much agitation for the

abutting neighbors. Please be apprised that I concur with the neighbors and that ANY and all short term rental hosts should have to prioritize the peace and quiet of the neighborhood first and foremost and that certain mandatory requirements be complied with before hosting. Such requirements might include the following:

Owner to reside on-site of the unit to be rented short term.

Limit the amount of days the guests can rent concurrently

Provide sufficient off-street parking for guests.

My wife and I are very proud of our city and have been fortunate to share it with visitors from all over the world. During our tenure, we have hosted many fascinating people from countries like Ukraine, Ireland, Spain, England, The Netherlands, Germany, and Australia. In addition, we provide our guests with the Chamber of Commerce handbook on the various places to dine and the shops to visit as well. We're finding that most of our guests are "discovering" Newburyport for the first time and have fallen in love with it and have made it a regular destination stop during summer vacations. In fact, two of our guests came to love Newburyport so much they eventually bought homes here.

I have lived in the south end my entire life. You can't help but to get to know your neighbors because we're so physically close to each other. Any short term rental owners who allow their guests to disrupt the peace and quiet of the neighborhood cannot be tolerated. If their rental is disorderly and non-compliant with whatever regulations are eventually adopted, they should be banned. Lousy short term rental owners give good short term rental owners a bad name.

Hosting an Airbnb at our home has been a great experience for my wife and I. We enjoy Superhost status on the Airbnb website and have a five star rating as attested to by hundreds of guests. Not only has it enabled us to supplement our income since I retired, it has brought many customers to the downtown businesses as well. Our guests have ranged from a actual Witch (she hosts the Witches Ball at the Hawthorne Hotel in Salem during the Halloween season) to a Roman Catholic Nun, who stayed just two weeks ago. There have been no complaints from the neighbors and I firmly believe that comes from running a tight ship and being clear on the house rules. This is our home. We live here. Treat it and the neighborhood with respect. .

I hope you find this information useful in your deliberations. Done right, I believe short term rentals like ours can play a very important role in the continued growth and vitality of the city.

Thank you.

Donald P. Zabriskie