



Land Use-Urban Redevelopment Committee – Board of Representatives

Virgil de la Cruz, Co-Chair

Bradley Michelson, Co-Chair

Committee Report

Date: Wednesday, February 24, 2021
Time: 7:00 p.m.
Place: *This meeting was held remotely.*

The Land Use/Urban Redevelopment Committee met as indicated above. In attendance were Co-Chairs de la Cruz and Michelson, and Committee Member Reps. Florio, Graziosi, and Sherwood. Excused were Reps. Cottrell, Lee and Lion. Absent was Rep. Summerville. Also present were Reps. Adams and Zelinsky; Lou Casolo, City Engineer; Ralph Blessing, Land Use Bureau Chief; and Cynthia Anger, Law Department.

Co-Chair Michelson called the meeting to order at 7:03 p.m.

Item No.	Description	Committee Action
1. LU30.051	REVIEW; Commons Park South Extension. 12/09/20 – Submitted by Rep. Sherwood 12/30/20 – NO ACTION TAKEN 01/04/21 – Held by Committee, 7-0-0 01/27/21 – Held by Committee	Held 5-0-0

A motion to hold Item No.1, in order to gather information about flooding claims in the area, was made, seconded and approved by unanimous voice vote.

2. LU30.022	REVIEW; Feasibility of Enacting an Ordinance to Regulate Short-Term Rentals of Private Dwellings. 12/04/18 – Submitted by Reps. Pratt and Zelinsky 01/02/19 – Report Made & Held in Committee 01/14/19 – Moved to Pending 01/27/21 – Held by Committee	Held 5-0-0
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Rep. Zelinsky stated that he and Rep. Pratt put this item on the agenda due to situations in Rep. Pratt's district caused by short term rentals, including traffic problems, parking difficulties, unknown people in the area and an increase in crime by people renting by the day. Chair Michelson asked Rep. Zelinsky to provide the committee with any data in support of these claims.

Committee members discussed Item 2 with the invited guests, including the following:

- Mr. Blessing stated that short-term rentals can present a problem. The City is pursuing a three-pronged approach: 1) amending the zoning regulations with a text change to define a short-term rental as a rental lasting less than 30 days and to require short term rentals to occur in single family residences where the owner is present ; 2) adding a zoning condition that prohibits short-term rentals in apartment buildings; and 3) the adoption of an ordinance that requires licensing of short-term rentals, including inspections by the Health

and Fire Departments and registration. The Economic Development Commission is working on a draft.

- Ms. Anger stated that in Connecticut, municipalities that regulate short-term rentals do so through zoning regulations, but there is nothing to prohibit layering a licensing requirement on top of this. The draft zoning regulations seem comprehensive and any ordinance should be done in tandem with these regulations, including consistent definitions and enforcement.
- Mr. Blessing stated that the proposed changes to the zoning regulations will be filed in 1 or 2 weeks and would be voted on in early April, after a referral period and public hearing.
- There are other mechanisms to control rentals in coops and condos
- Some apartment buildings cater to short-term renters, such as corporate apartments
- The license would run to the owner of the property or other applicant
- Ordinances are often fought by AirBnB
- There are issues with requiring an owner to be present when an entire dwelling is rented
- It is difficult to regulate these requirements; violations are discovered by neighbor complaints
- There are people who receive economic gain from short-term rentals, which may not lead to crime

A motion to hold Item No. 2 was made, seconded and approved by unanimous voice vote.

Chair Michelson adjourned the meeting at 7:38 p.m.

Respectfully submitted,
Bradley Michelson, Co-Chair

This meeting is on [video](#).