

GREAT BARRINGTON PLANNING BOARD

THURSDAY, JANUARY 13, 2022

6:00 PM

Remote Meeting via Zoom Video/Telephone Conference

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/88092135879?pwd=Qi9xYlRkOZEpRNU9yN002V0pTdzhSQT09>

Passcode: 528528

To dial in by phone, dial +1 929 205 6099

Webinar ID: 880 9213 5879

Passcode: 528528

Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §18, and the Governor's June 16, 2021 Revised Order extending remote participation by all members in any meeting of a public body, this meeting of the Planning Board will be conducted via remote participation to the greatest extent possible. Specific information and the general guidelines for remote participation by members of the public and/or parties with a right and/or requirement to attend this meeting can be found on town's website, at www.townofgb.org. For this meeting, members of the public who wish to listen to the meeting may do so by following the instructions at the top of the agenda. No in-person attendance of members of the public will be permitted, but every effort will be made to ensure that the public can adequately access the proceedings in real time, via technological means.

AGENDA

- 1. FORMS A (SUBDIVISION APPROVAL NOT REQUIRED PLANS):**
66 & 70 Lake Buel Road
316 North Plain Road
- 2. MINUTES:** December 23, 2021
November 29, 2021 Joint with Selectboard
- 3. SHORT TERM RENTAL REGULATIONS:** Continuing discussion / drafting of short term rental regulations
- 4. ZONING AMENDMENTS:**
 - a. Stockbridge Road incentive zoning, continuing discussion
 - b. Defining accessory dwelling units by net useable square feet
 - c. Clarifying lodging houses and tourist homes definitions and terminology, and revising section 3.2.3 boarding as an accessory use
 - d. Set date for public hearing (including any or all of the above plus the floodplain overlay revisions previously drafted)
- 5. AFFORDABLE HOUSING:** Discussion of other possible zoning amendments and actions, incentives, studies or recommendations relative to affordable housing
- 6. 205 NORTH PLAIN ROAD, SITE PLAN REVIEW:** Continued review of application from Peter Stanton, 205 North Plain Rd for the installation of an accessory use solar energy system greater than 750 square feet, at 207 and 205 North Plain Rd, filed per Sections 9.12 and 10.5 of the Zoning Bylaw.
- 7. BOARD & SUBCOMMITTEE UPDATES / ISSUES & CONCERNS**
- 8. TOWN PLANNER'S REPORT**
- 9. CITIZEN'S SPEAK TIME**
- 10. ADJOURN**

Pursuant to MGL 7c. 30A sec. 20 (f), after notifying the chair of the public body, any person may make a video or audio recording of an open session of a meeting of a public body, or may transmit the meeting through any medium. At the beginning of the meeting, the chair shall inform other attendees of any such recordings. Any member of the public wishing to speak at the meeting must receive permission of the chair. The listings of agenda items are those reasonably anticipated by the chair which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.

Chris Rembold

From: Chris Rembold
Sent: Tuesday, January 11, 2022 3:05 PM
To: Brandee K. Nelson ; 'Jeremy Higa'; Jonathan Hankin; Kim Shaw; Malcolm Fick; Pedro Rafael Pachano
Subject: notes for Planning Board, Thursday Jan 13.
Attachments: SHORT TERM RENTAL BYLAW PB amended for 1-13-22 PB meeting.docx; Bearman-Weinberg_Form A Plan 12-16-21.pdf; McCormick_Form A Plan 1-6-22.pdf; GB-2022 - HIP.pdf

Planning Board, here is some information for your meeting on Thursday night. You'll receive panelist invitations (check your junk mail folders). There are 4 attachments (1 word doc and 3 PDFs).

1. **FORMS A:** two plans are attached.
 - (1) the one for Lake Buel Road is just shifting lines around. No new lots.
 - (2) the application for North Plain Road is taking one large lot and splitting it, creating an additional lot.
3. **SHORT TERM RENTALS:** Please see attached revised draft bylaw for discussion.

4. ZONING AMENDMENTS

a. Stockbridge Road: we have test/parcel scenario information from BRPC as we requested back in November. I still need to review and then I will send it along.

b. ADUs. Here's a proposed zoning amendment:

Amend 8.2.3, item 2, as follows:

2. An ADU may not in any case be larger than 900 ~~gross~~ net useable square feet. If a dwelling unit greater than 900 ~~gross~~ net useable square feet is created within a single-family home, the residence will be considered a two-family dwelling and will be subject to the requirements of Section 8.1 of this Bylaw.

c. Lodging houses and boarding. Here are some proposed zoning amendments:

Amend Section 3.2.3, Boarders, as follows:

3.2.3 Boarders. The renting of not more than three rooms ~~or the furnishing of table board~~ by a resident family ~~to not more than three roomers or boarders~~ is permitted, provided that no separate cooking facilities are maintained.

Amend the title of Section 7.16 as follows:

7.16 LODGING HOUSES OR TOURIST HOMES FOR TRANSIENT GUESTS

and amend Section 11.0, Definitions, by adding a new definition for Lodging Houses, as follows:

LODGING HOUSE: See Tourist Home.

d. Set date for public hearing (including any or all of the above plus the floodplain overlay revisions previously drafted).

I suggest March 10 or 24, (depending on when Kim is going on vacation!)

5. AFFORDABLE HOUSING:

Discussion of other possible zoning amendments and actions, incentives, studies or recommendations relative to affordable housing.

Attached please find a draft proposal from Pedro, entitled “GB-2022-HIP.” It includes a provision to waive special permits and site plans for certain projects. Note that it also includes proposals for tax abatements and other funding, but these would probably require separate municipal votes and possibly also special action by the state legislature. But it’s good to include here in order to prompt discussion; perhaps your action may be to make a referral/recommendation to either the SB or to the housing subcommittee.

6. 205 NORTH PLAIN ROAD, SITE PLAN REVIEW:

We are not in receipt of updated plans yet. No action is anticipated. We’ll take it up next meeting.

8. TOWN PLANNER’S REPORT

The Selectboard are having a special meeting this coming Tuesday the 18th to discuss Short Term Rentals.

Best,
Chris



Christopher Rembold, AICP

Assistant Town Manager
Director of Planning and
Community Development
413-528-1619, x. 2401
crembold@townofgb.org

Town of Great Barrington
334 Main Street
Great Barrington MA 01230

The Secretary of State's office has determined that most e-mails to and from municipal offices and officials are public records. Consequently, confidentiality should not be expected.

THESE PARCELS ARE SUBJECT TO AND WITH THE BENEFIT OF ALL RIGHTS, RESTRICTIONS, CONDITIONS, EASEMENTS, LEASES, ENCUMBRANCES AND APPURTENANCES OF RECORD.

UNLESS OTHERWISE NOTED HEREON, THIS SURVEY PLAN SHALL NOT BE CONSTRUED AS DEPICTING THE PRESENCE, ABSENCE, OR LIMITS OF ANY OR ALL REGULATED WETLANDS OR FLOODPLAINS. ANY SURFACE WATER FEATURES SHOWN, SUCH AS STREAMS OR PONDS, ARE NOT REPRESENTED AS INDICATING LIMITS OF WETLAND RESOURCE AREAS.

PLANNING BOARD ENDORSEMENT DOES NOT IMPLY COMPLIANCE WITH THE MASS. WETLANDS PROTECTION ACT.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ATTORNEY'S ABSTRACT OF TITLE AND/OR TITLE REPORT AND IS SUBJECT TO ANY STATEMENT OF FACTS SUCH ABSTRACT OR REPORT WOULD HAVE REVEALED. THIS PROPERTY WAS SURVEYED BY THE POSSESSION LINES FOUND AT THE TIME THE SURVEY WAS MADE.

LEGEND

- △ POINT COMPUTED
- IRON PIPE/ROD
- IRON ROD TO BE SET
- UTILITY POLE
- ⊂ APPROXIMATE EDGE OF WOODS

NOTE #1:
 PARCEL - A (0.615-ACRES): LAND OF STEVEN I. WEINBERG IS NOT TO BE CONSIDERED A SEPARATE BUILDING LOT. THIS PARCEL IS TO BE CONVEYED TO BEARMAN NICIFERO REVOCABLE TRUST

NOTE #2:
 PARCEL - B (0.492-ACRES): LAND OF BEARMAN NICIFERO REVOCABLE TRUST IS NOT TO BE CONSIDERED A SEPARATE BUILDING LOT. THIS PARCEL IS TO BE CONVEYED TO STEVEN I. WEINBERG.



FOR REGISTRY USE ONLY

ZONING REQUIREMENTS:
 ZONING DISTRICT: R2
 MIN. LOT SIZE: 43,560 SQ. FT.
 MIN. LOT WIDTH: 150'
 MIN. FRONT YARD SETBACK: 50'
 MIN. SIDE YARD SETBACK: 20'
 MIN. REAR YARD SETBACK: 30'

REMAINING LAND OF
BEARMAN NICIFERO REVOCABLE TRUST
 BK - 2471 PG - 254
 (SEE PLAN IN M-59)
 EXCEEDS ZONING MINIMUMS
 AREA: 14.8 ACRES ±
 FRONTAGE: 501.89'

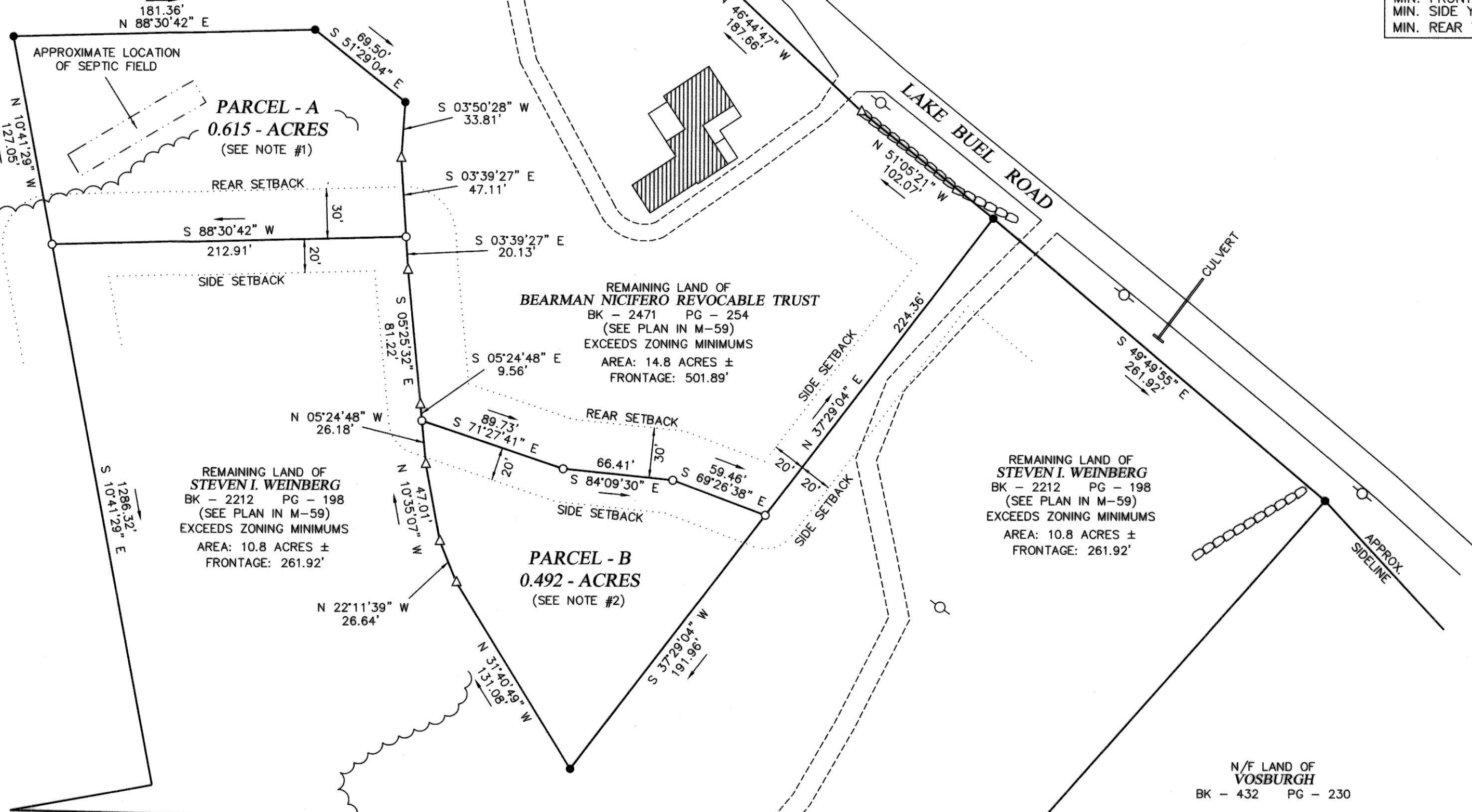
REMAINING LAND OF
BEARMAN NICIFERO REVOCABLE TRUST
 BK - 2471 PG - 254
 (SEE PLAN IN M-59)
 EXCEEDS ZONING MINIMUMS
 AREA: 14.8 ACRES ±
 FRONTAGE: 501.89'

REMAINING LAND OF
BEARMAN NICIFERO REVOCABLE TRUST
 BK - 2471 PG - 254
 (SEE PLAN IN M-59)
 EXCEEDS ZONING MINIMUMS
 AREA: 14.8 ACRES ±
 FRONTAGE: 501.89'

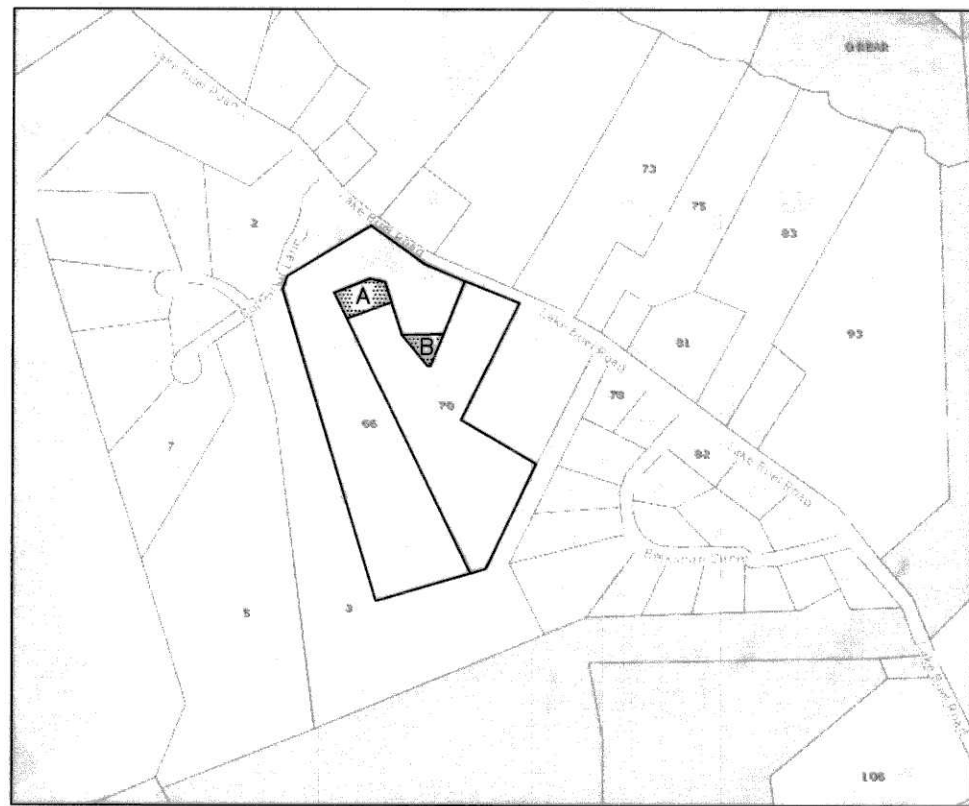
REMAINING LAND OF
STEVEN I. WEINBERG
 BK - 2212 PG - 198
 (SEE PLAN IN M-59)
 EXCEEDS ZONING MINIMUMS
 AREA: 10.8 ACRES ±
 FRONTAGE: 261.92'

REMAINING LAND OF
STEVEN I. WEINBERG
 BK - 2212 PG - 198
 (SEE PLAN IN M-59)
 EXCEEDS ZONING MINIMUMS
 AREA: 10.8 ACRES ±
 FRONTAGE: 261.92'

N/F LAND OF
VOSBURGH
 BK - 432 PG - 230



LOCUS MAP (NOT TO SCALE)



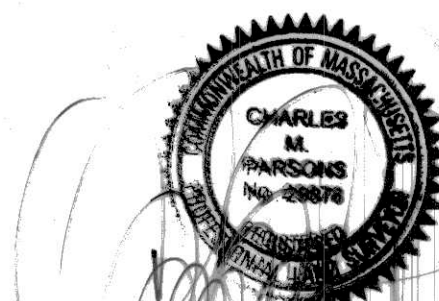
APPROVAL NOT REQUIRED UNDER THE SUBDIVISION CONTROL LAW

GREAT BARRINGTON PLANNING BOARD

CHAIRMAN

I HEREBY REPORT THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

SIGNED: _____
PROFESSIONAL LAND SURVEYOR



PLAN OF LAND SURVEYED FOR
BEARMAN NICIFERO REVOCABLE TRUST
 &
STEVEN I. WEINBERG

GREAT BARRINGTON, MASSACHUSETTS
 DECEMBER - 2021 SCALE 1" = 60'
 KELLY, GRANGER, PARSONS & ASSOCIATES, INC.
 PROFESSIONAL LAND SURVEYORS

312 MAIN STREET P.O. BOX 88
 GREAT BARRINGTON, MASSACHUSETTS 01230
 FAX (413) 528-1912 PHONE (413) 528-3291
 C:\Carlson Projects\Great Barrington\lake buel road\striuli\striuli721.DWG (MAR)

THESE PARCELS ARE SUBJECT TO AND WITH THE BENEFIT OF ALL RIGHTS, RESTRICTIONS, CONDITIONS, EASEMENTS, LEASES, ENCUMBRANCES AND APPURTENANCES OF RECORD.

UNLESS OTHERWISE NOTED HEREON, THIS SURVEY PLAN SHALL NOT BE CONSTRUED AS DEPICTING THE PRESENCE, ABSENCE, OR LIMITS OF ANY OR ALL REGULATED WETLANDS OR FLOODPLAINS. ANY SURFACE WATER FEATURES SHOWN, SUCH AS STREAMS OR PONDS, ARE NOT REPRESENTED AS INDICATING LIMITS OF WETLAND RESOURCE AREAS.

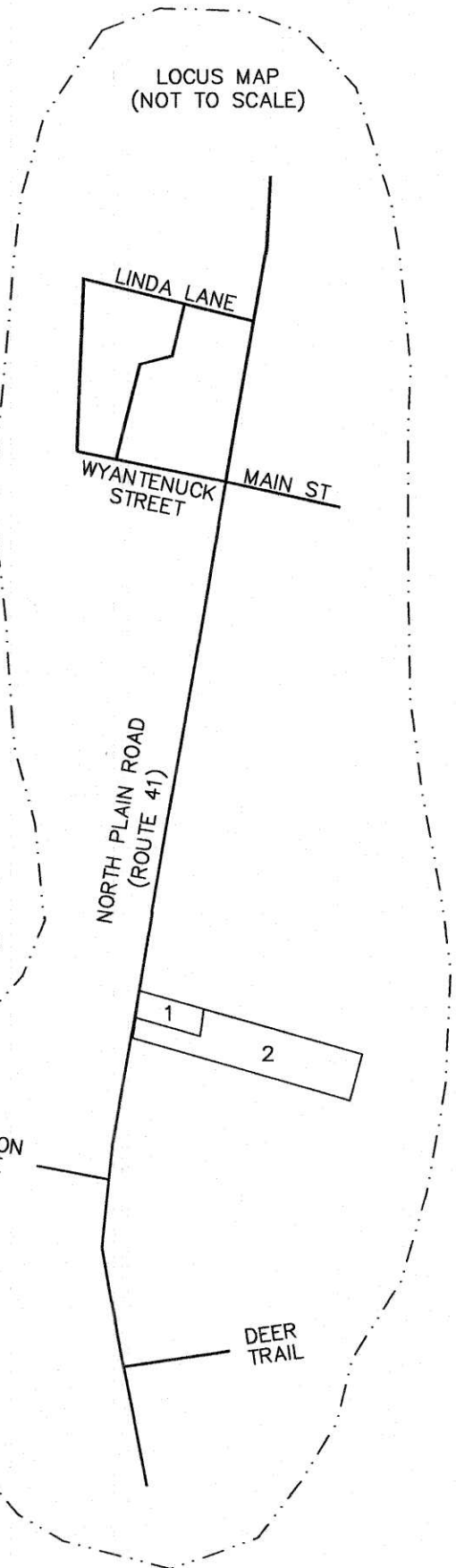
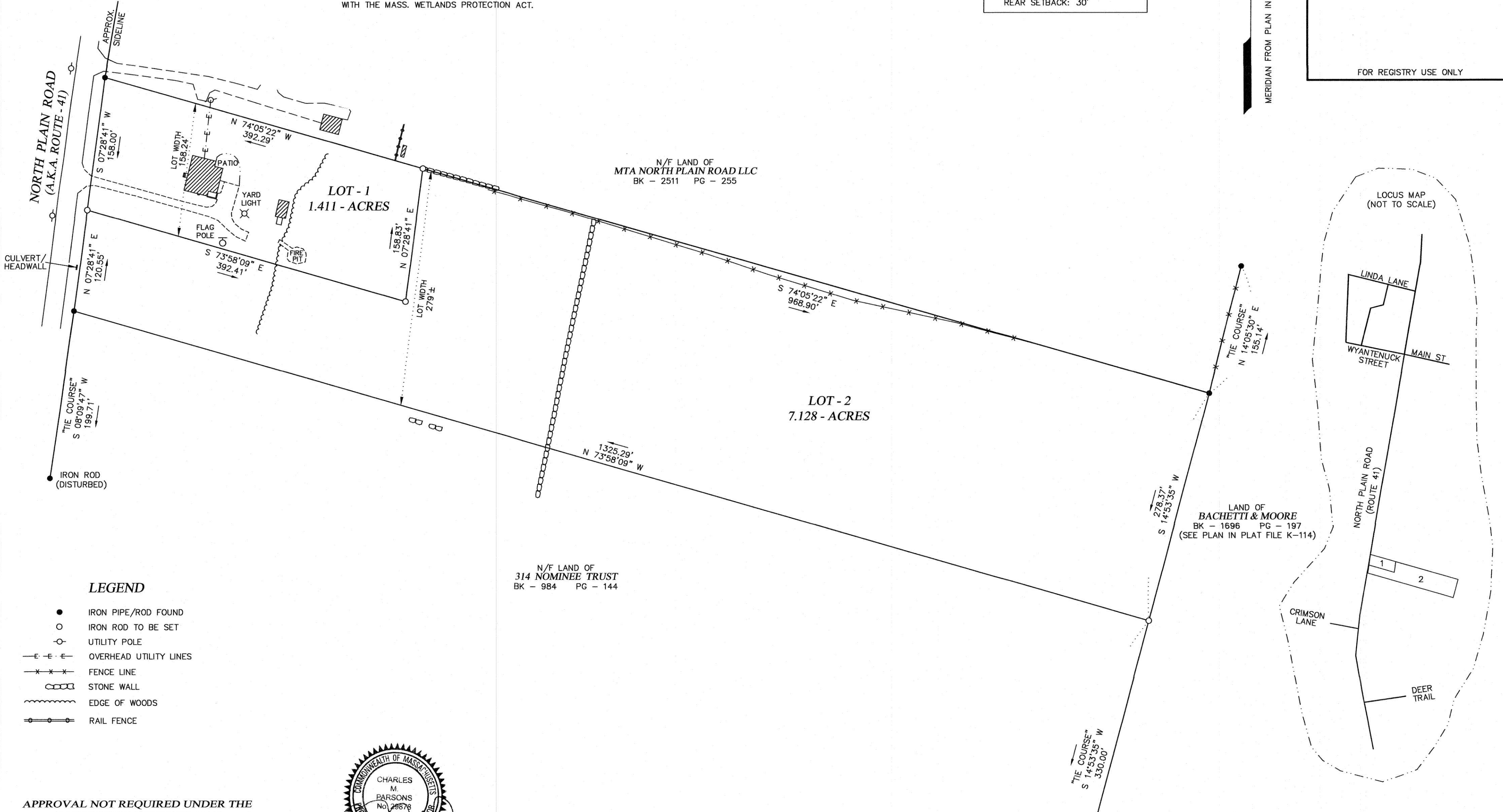
PROPERTY ADDRESS: 316 NORTH PLAIN ROAD
 RECORD OWNER: KATHLEEN M. MCCORMICK
 LOCUS DEED: BK - 2621 PG - 291

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ATTORNEY'S ABSTRACT OF TITLE AND/OR TITLE REPORT AND IS SUBJECT TO ANY STATEMENT OF FACTS SUCH AS ABSTRACT OR REPORT WOULD HAVE REVEALED. THIS PROPERTY WAS SURVEYED BY THE POSSESSION LINES FOUND AT THE TIME THE SURVEY WAS MADE.

PLANNING BOARD ENDORSEMENT DOES NOT IMPLY COMPLIANCE WITH THE MASS. WETLANDS PROTECTION ACT.

ZONING DISTRICT: R-2
MIN. LOT WIDTH: 150'
MIN. FRONTAGE: 120'
MIN. LOT SIZE: 1 ACRE
FRONT SETBACK: 50'
SIDE SETBACK: 20' (ACCESSORY BUILDING: 10')
REAR SETBACK: 30'

FOR REGISTRY USE ONLY

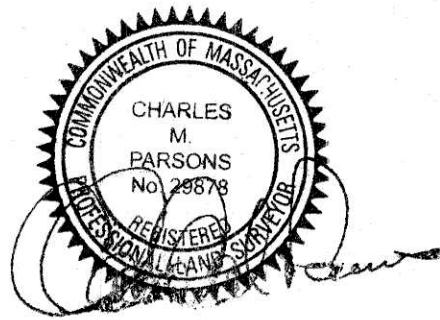


LEGEND

- IRON PIPE/ROD FOUND
- IRON ROD TO BE SET
- UTILITY POLE
- E-E-E- OVERHEAD UTILITY LINES
- *-*-* FENCE LINE
- STONE WALL
- ~ EDGE OF WOODS
- RAIL FENCE

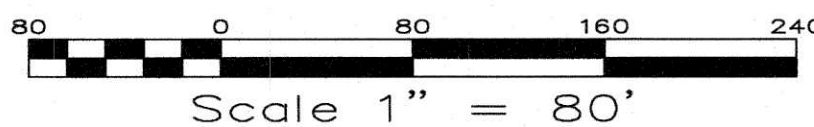
APPROVAL NOT REQUIRED UNDER THE SUBDIVISION CONTROL LAW

GREAT BARRINGTON PLANNING BOARD
 _____ CHAIRMAN



I HEREBY REPORT THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

SIGNED: _____
 PROFESSIONAL LAND SURVEYOR



PLAN OF LAND SURVEYED FOR
KATHLEEN M. MCCORMICK
 GREAT BARRINGTON, MASSACHUSETTS
 JANUARY - 2022 SCALE 1" = 80'
 KELLY, GRANGER, PARSONS & ASSOCIATES, INC.
 PROFESSIONAL LAND SURVEYORS

312 MAIN STREET P.O. BOX 88
 GREAT BARRINGTON, MASSACHUSETTS 01230
 FAX (413) 528-1912 PHONE (413) 528-3291

C:\Carlson Projects\Housatonic\NORTH PLAIN ROAD\mccormick\mccormick1121.dwg (MAR)

Chris' note for the PB for 1-13-22 meeting: Staff discussions with Town Counsel indicate that a general bylaw would be a generally acceptable approach so long as the focus is on registrations and on health and life safety inspections. While some zoning amendments may be advisable in order to clarify definitions for lodging houses and rental of rooms as an accessory use, generally the regulation of short term rentals as has been discussed so far would best take the form of a general bylaw, rather than a zoning bylaw. Therefore I have removed the previous numbering scheme (7.20.x) for now. We or the SB can figure out the numbering later.

At this point I recommend the Planning Board review and amend this draft, and then vote to recommend this draft to the Selectboard for consideration as a general bylaw to regulate short term rentals in order to meet the purposes to which the two boards jointly agreed in November (and which are in modified form, below).

- CR

SHORT-TERM RENTAL OF RESIDENTIAL PROPERTIES

Purpose. This ~~Section~~ Chapter is established pursuant to the authority of G.L. c.64G to set forth regulations governing the short term rental of dwelling units. This regulation is ~~designed-intended~~ to:

- i. Protect neighborhoods from undue commercial activity;
- ii. Minimize public safety and health risks;
- iii. Minimize nuisances for abutters; and;
- iv. Ensure short-term rentals do not negatively affect property values ~~(and property tax revenue)~~.

Definitions. For this Chapter, the following terms shall have the definitions indicated.

Inspector. The Inspector of Buildings of the Town of Great Barrington or his or her designee.

Operator. An owner of a Residential Unit that seeks to offer said Residential Unit as a Short-Term Rental.

Primary Residence. A Residential Unit in which an Operator resides for at least six months out of a twelve-month period.

Proof of Primary Residence. A copy of the deed, driver's license, or state-issued identification, as well as one other document showing residency at the Residential Unit for the Short-Term rental, such as utility bill, motor vehicle or voter registration.

~~*Non primary Residence.* Rental of rooms and/or dwelling units are allowed by right for intervals of thirty (30) days or more. Short term rentals of less than 30 days may be allowed in residences that are registered with the Town and have been inspected on a periodic basis and found to be in compliance with the Building Code~~

Residential Unit. A dwelling unit or a secondary dwelling unit located on the same tax parcel as the principal dwelling, classified under the Building Code as residential use. ~~This term shall not include a hotel, motel or any other non-residential use.~~

Commented [CR1]: As this was a regulation, not a definition, I moved it out of this section and it's now item b., below.

Short-Term Rental. The rental of a Residential Unit ~~for its intended purpose~~, or individual rooms within the Residential Unit, in exchange for payment, as residential accommodations for a duration of ~~fewer not more~~ than thirty consecutive days, ~~excluding a Hotel, Motel, or Lodging House or Tourist Home for Transient Guests as defined and permitted under the Zoning Bylaw.~~

Applicability

Residential Units shall be offered as a Short-Term Rental only in compliance with each of the provisions of this Chapter and any applicable regulations of the Building Code for non-owner occupied Short-Term Rentals.

Items a. and b. of the follow subsection Chapter

Requirements for the Operation of Short-Term Rentals.

- a. *Operator's Primary Residence.* A Residential Unit offered as a Short-Term Rental shall be the Operator's Primary Residence or shall be located on a common lot with the Operator's Primary Residence. This provision shall not apply to Short-Term Rentals registered with the Commonwealth of Massachusetts in accordance with G.L. c. 64G as of January 1, 2022.
- b. *Non-primary Residence.* Residential Units on properties that are Non-Primary Residences may be offered as Short-Term Rentals for up to a maximum of 120 nights per year. This provision shall not apply to Short-Term Rentals registered with the Commonwealth of Massachusetts in accordance with G.L. c. 64G as of January 1, 2022.
- c. *One Party of Renters.* A Residential Unit offered as a Short-Term Rental shall be rented to only one party at a time, not rented as separate bedrooms, beds, or spaces to separate parties, unless the number of short term renters does not exceed three (3).
- d. *Number of Short-Term Renters.* A Residential Unit offered as a Short-Term Rental shall be limited to ten guests, or two guests per guest bedroom, whichever is fewer.
- e. *Secondary Unit.* A Secondary Unit located on the same tax parcel as the Operator's Primary Residence may be offered as a Short-Term Rental.
- f. *Parking.* A Residential Unit offered as a Short-Term Rental shall provide all parking on-site, or in assigned parking space(s).
- g. *Events.* A Residential Unit offered as a Short-Term Rental shall not utilize the premises for holding special events or gatherings. Tents or amplified music shall be prohibited.
- h. *Building Code.* Any Residential Unit offered as a Short-Term Rental shall comply with all standards and regulations found in the Building Code.
- i. *Short-Term Rental of a Shared Residential Unit.* An Operator, or a long term tenant subject total the Owner's approval, may offer bedrooms within their Residential Unit as a Short-Term Rental by right. One bedroom shall be reserved for, and occupied by, the Operator during the entire term of the rental.

- j. *Rental Period and Use.* Renting for an hourly rate, or for rental durations of fewer than ten consecutive hours shall not be permitted. Commercial meetings and uses are prohibited in Short-Term Rentals.
- k. *Registration and Inspection.* All ~~sShort-Term Rentals~~ ~~units~~ shall be registered with the Town Clerk and inspected as required by the Building Inspector or the Building Code. Fees for registration and inspection and any application or registration forms shall be as determined by the Town. Registration shall be renewed on an annual basis and is the responsibility of the property owner. Owner occupied short term rentals shall be inspected at the time of registration and at five (5) year intervals thereafter. Non-owner occupied short term rentals shall be inspected at the time of registration and on an annual basis thereafter.
- l. *No Outstanding Violations.* The Residential Unit offered as a Short-Term Rental shall not have any outstanding building, sanitary, health, zoning, or fire code violations. If a violation or other order is issued, upon notice of said violation or order. Short-Term Rental use shall be terminated until the violation has been cured or otherwise resolved.
- m. *Three or More Violations in a Six Month Period.* Should a property receive three or more violations within a six month period under this section, or of any municipal bylaw, state law, or building code, any Residential Unit within the property shall be ineligible to be used as a Short Term Rental for a period of one year from the third or subsequent violation.
- n. *Compliance and Interaction with Other Laws.* Operators shall comply with all applicable federal, state, and local laws and codes, including but not limited to the Fair Housing Act, G.L. c. 151B and local equivalents and regulations related thereto, and all other regulations applicable to residential dwellings.
- o. *Retention of Records.* The Operator shall retain and make available to the Inspector, upon written request records to demonstrate compliance with this section, including but not limited to: records demonstrating the number of months that the Operator has resided or will reside in Residential Unit, if applicable, and records demonstrating a number of days per year that the Residential Unit is offered as a Short-Term Rental. The Operator shall retain such records for as long as he or she desires to use the Residential Unit as a Short-Term Rental.
- p. *Notifications.* The Operator shall post and maintain a sign on the inside of the Short-Term Rental on the entry-level, visible to and reasonably likely to be readily accessed by individuals utilizing the Short Term Rental, with the following information:
- (1) Proof of registration and inspection;
 - (2) Signage indicating the routes to exits;
 - (3) instructions for recycling and the disposal of waste;
 - (4) information regarding the Town's parking regulations, including but not limited to on-street parking limitations and overnight ban of on-street parking during winter months;

(5) contact information for the Operator, or in the absence of the Operator, the contact information for a locally available contact designated to respond to all emergencies and problems that may arise during the rental period.

[g. Room Occupancy Taxes and Community Fees. Short-term rentals are subject to the Room Occupancy Excise under G.L. c.64G and applicable short term rental community impact fees.](#)

Penalties; Enforcement.

No person or entity may offer a Residential Unit as a Short Term Rental in violation of this ordinance. All violations of this section shall be penalized by a noncriminal disposition as provided for in G.L. c. 40, s. 21D and shall be subject to a fine of \$300 per day. Each day on which a violation exists shall be deemed a separate and distinct offense. Nothing herein shall be construed to preclude the Town from seeking any additional penalties or taking any additional enforcement action as allowed for by law.

Regulations.

The Inspector shall have the authority to promulgate regulations to carry out the provisions of this section of the bylaw.

Severability.

If any provision in this section shall be held to be invalid by a court of competent jurisdiction, then such provision shall be considered separately and apart from the remaining provisions, which shall remain in full force and effect.

Effective Date.

The provisions of this ~~Section 7.20~~Chapter “Short-Term Rental of Residential Properties” shall take effect on January 1, 2023.

2.20 HOUSING INCENTIVE PROGRAM

2.20.1 Purpose. The Housing Incentive Program (AHIP) is created to encourage, preserve and incentivize the preservation and/or production of housing for middle and low income communities meeting US Department of Housing and Urban development standards meeting 80-120% of Area Median Income (AMI).

2.20.2 Special Permit/Site Plan Review Moratorium. Proposed projects for housing, senior housing or a mixture of housing and day care meeting the purpose of this section will be eligible to forgo the special permit/site plan review process if:

- a. the project being proposed is for 100% rental dwellings in districts that allow either multifamily or mixed use development;
- b. the project is proposed after May 2022 but before May 2027 when this program will be reviewed for renewal.

2.20.3 TAX ABATEMENT/DEFERRALS (TIF). Any unit, new or existing, including Accessory Dwelling Units, either within an existing structure or a separate structure on a common lot, will qualify for tax relief if it is rented in accordance with the purpose of this section:

- a. if the unit is new and rented at above 100%, but below 120% AMI, tax in accordance with the new assessed value of the lot will be incrementally increased over a period of 10 years or as long as the unit remains rented under the above stated conditions;
- b. if the unit is new and rented below 100% AMI, tax in accordance with the new assessed value of the lot will not apply as long as the unit remains rented under the above stated conditions;
- c. if the unit is existing and rented under either of the above stated conditions, tax relief may be sought from the town as long as the unit remains rented under the above stated conditions.

2.20.4 MUNICIPAL FUNDING. The town shall establish a lending program providing low interest loans to developers willing to building housing meeting the criteria of this section. The town may choose to issue municipal bonds for such purposes or allocate sums in reserve specifically dedicated to the purpose of this section. The town may choose to allocate such funds at its discretion to current home owners renting on a short term basis in exchange for converting said rentals into long term (12mo.) leases.