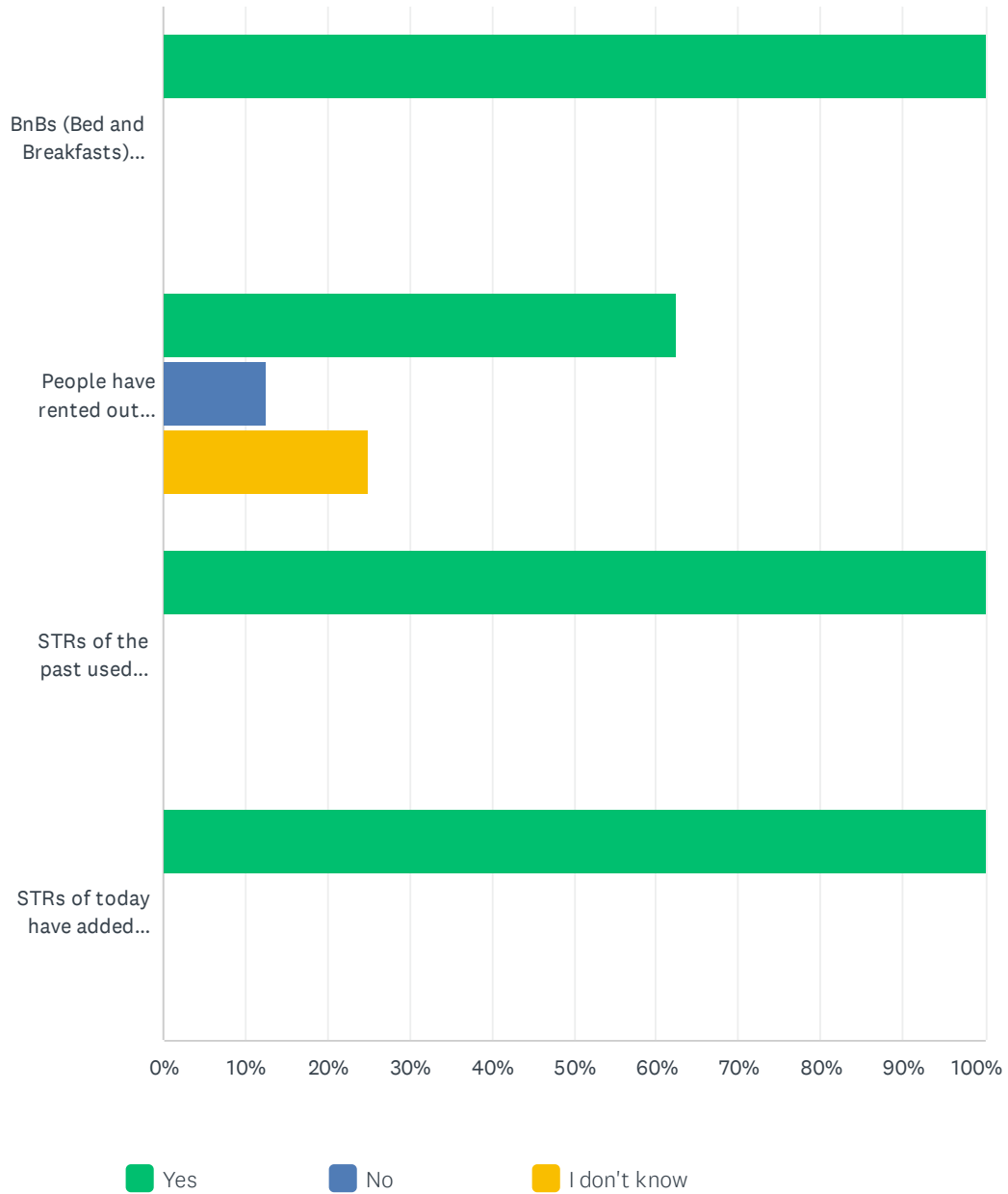


Q1 Do you agree with the following:

Answered: 8 Skipped: 0



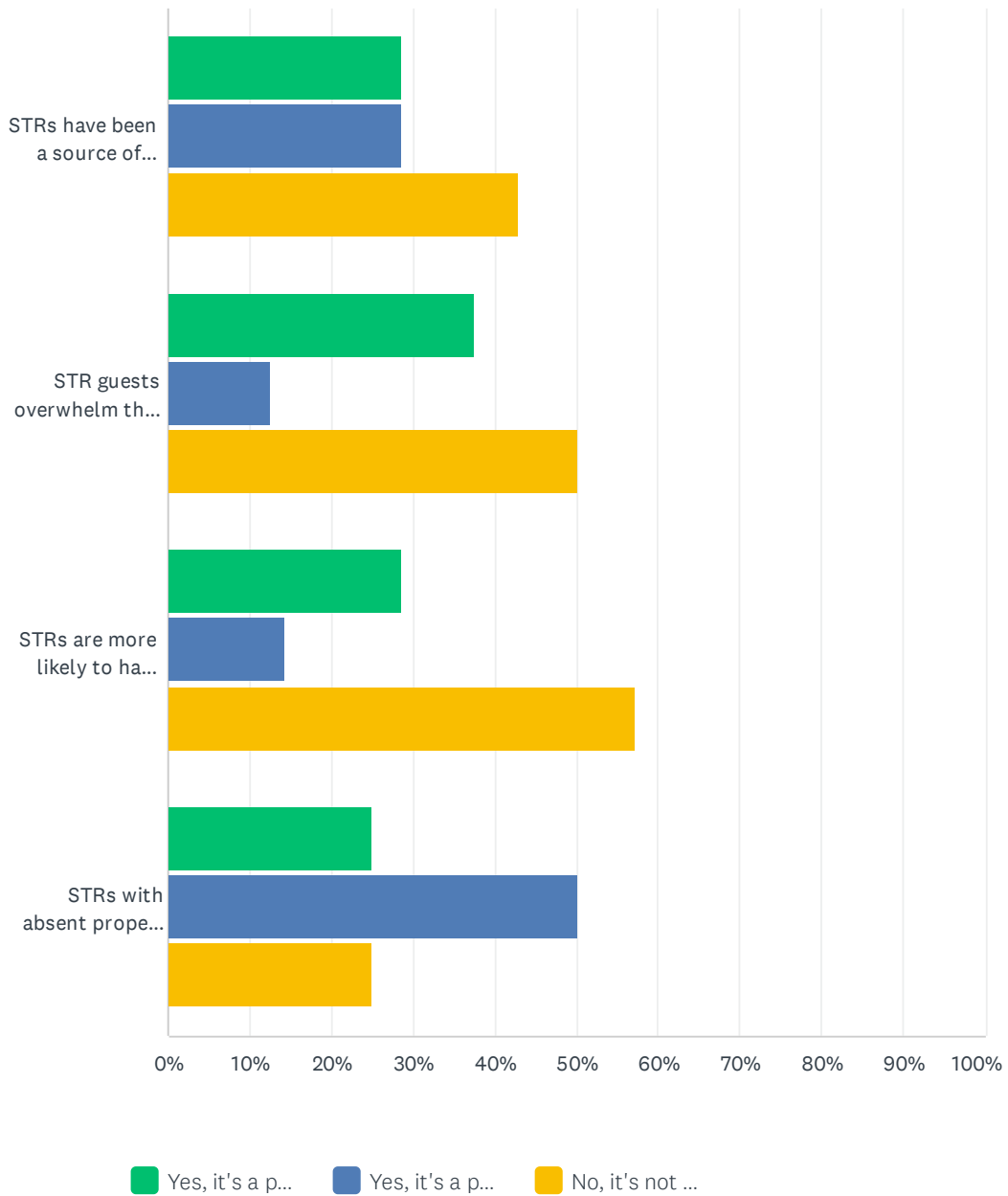
PZC Survey on Short-Term Rentals

| | YES | NO | I DON'T KNOW | TOTAL |
|---|--------------|-------------|--------------|-------|
| BnBs (Bed and Breakfasts) have existed in Woodstock for many decades. | 100.00% 8 | 0.00% 0 | 0.00% 0 | 8 |
| People have rented out rooms or houses on a temporary basis for many decades (whether they have been informal or identified as BnBs, AirBnb, VRBOs or may have gone by another name). | 62.50% 5 | 12.50% 1 | 25.00% 2 | 8 |
| STRs of the past used word-of-mouth or paper print advertising as method of promotion. | 100.00% 8 | 0.00% 0 | 0.00% 0 | 8 |
| STRs of today have added social media or other digital / online advertising to their methods of promotion. | 100.00% 8 | 0.00% 0 | 0.00% 0 | 8 |

| # | FEEL FREE TO ADD YOUR THOUGHTS HERE: | DATE |
|---|---|--------------------|
| 1 | STR taking place as described above was most likely done by property owner and rented out to people the owners knew. | 1/2/2024 9:30 AM |
| 2 | It seems that STRs have been operating in Woodstock without issues for a long time, even with the transition to online reservation systems. | 12/28/2023 9:59 AM |

Q2 Are these a problem in Woodstock? If so, is it the purview of the PZC?

Answered: 8 Skipped: 0



PZC Survey on Short-Term Rentals

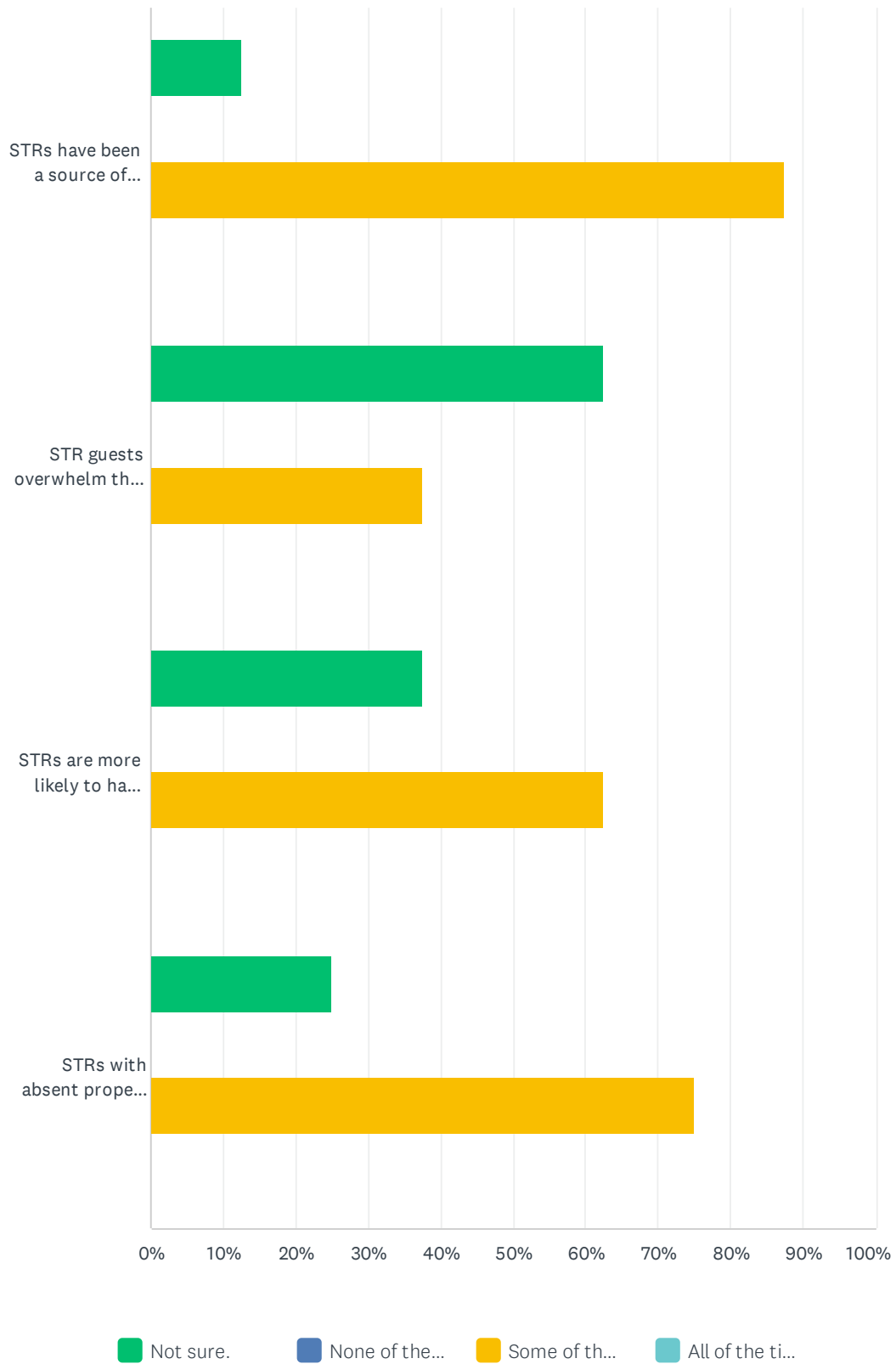
| | YES, IT'S A PROBLEM IN WOODSTOCK BUT NOT PZC'S PURVIEW. | YES, IT'S A PROBLEM IN WOODSTOCK, AND IT IS THE PURVIEW OF THE PZC. | NO, IT'S NOT A PROBLEM IN WOODSTOCK. | TOTAL |
|--|---|---|--------------------------------------|-------|
| STRs have been a source of problems for the community. | 28.57% 2 | 28.57% 2 | 42.86% 3 | 7 |
| STR guests overwhelm the septic system. | 37.50% 3 | 12.50% 1 | 50.00% 4 | 8 |
| STRs are more likely to have fire safety concerns. | 28.57% 2 | 14.29% 1 | 57.14% 4 | 7 |
| STRs with absent property managers lead to problems. | 25.00% 2 | 50.00% 4 | 25.00% 2 | 8 |

| # | FEEL FREE TO ADD YOUR THOUGHTS HERE. | DATE |
|---|--|---------------------|
| 1 | Since part of the P&Z Commission's purpose is to look at ensuring the health and safety of residents and the environment via land use regulations, the issues noted above do fall within the purview of P&Z. | 1/2/2024 9:30 AM |
| 2 | There have clearly been some problems with STRs, mostly related to noise complaints and parties. I don't think the PZC should try to regulate noise/parties in STR regulations. | 12/28/2023 9:59 AM |
| 3 | One or 2 complaints doesn't a town wide issue make | 12/22/2023 4:07 PM |
| 4 | These are my responses off the top of my head; I really need to talk to more people and learn more about this--if there are indeed real problems then it is the purview of P&Z. | 12/22/2023 12:50 PM |

Q3 The following are concerns / claims made at a meeting regarding STRs. Are these true in Woodstock?

Answered: 8 Skipped: 0

PZC Survey on Short-Term Rentals



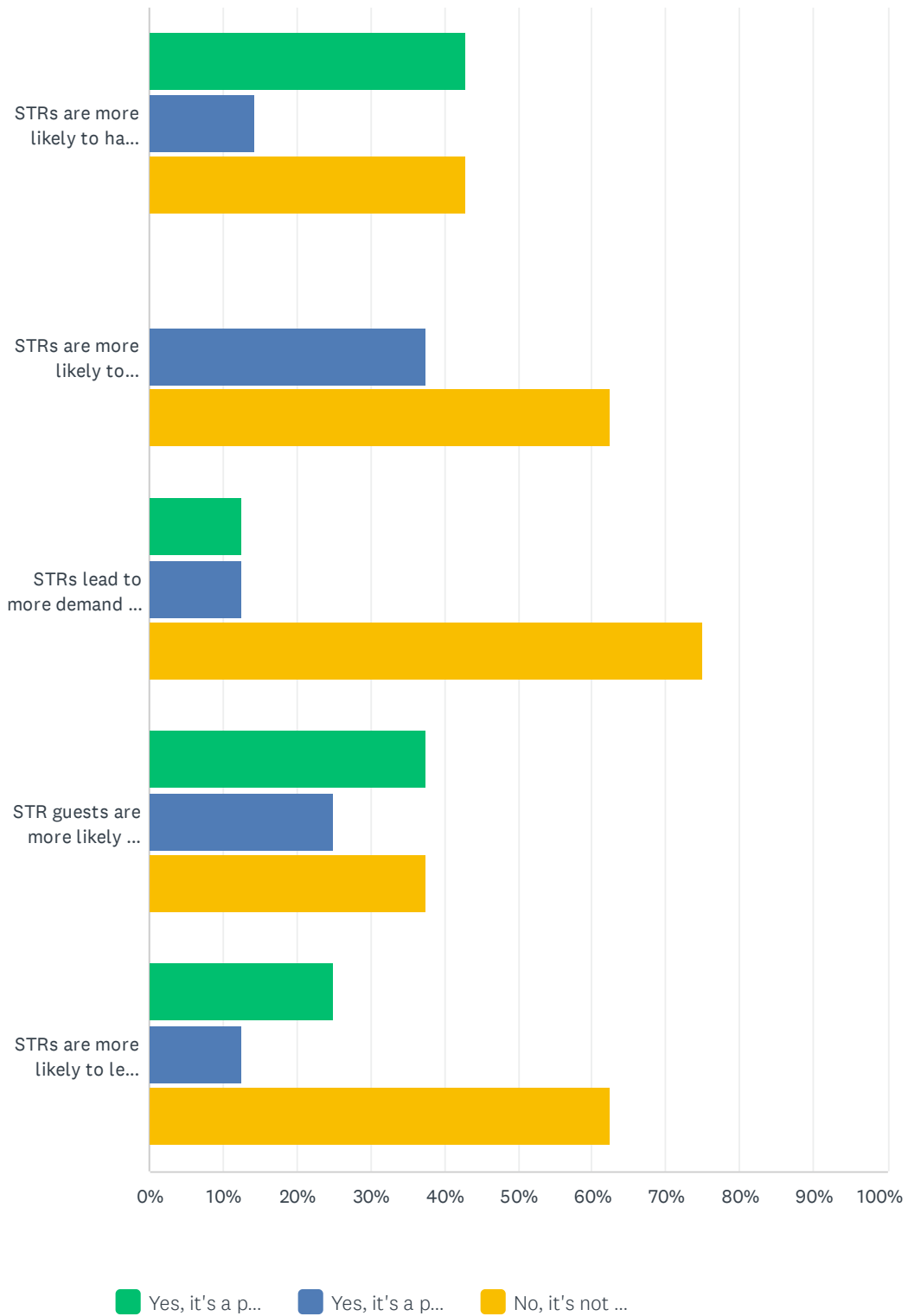
PZC Survey on Short-Term Rentals

| | NOT SURE. | NONE OF THE TIME. | SOME OF THE TIME. | ALL OF THE TIME. | TOTAL |
|--|-------------|-------------------|-------------------|------------------|-------|
| STRs have been a source of problems for the community. | 12.50% 1 | 0.00% 0 | 87.50% 7 | 0.00% 0 | 8 |
| STR guests overwhelm the septic system. | 62.50% 5 | 0.00% 0 | 37.50% 3 | 0.00% 0 | 8 |
| STRs are more likely to have fire safety concerns. | 37.50% 3 | 0.00% 0 | 62.50% 5 | 0.00% 0 | 8 |
| STRs with absent property managers lead to problems. | 25.00% 2 | 0.00% 0 | 75.00% 6 | 0.00% 0 | 8 |

| # | FEEL FREE TO ADD ADDITIONAL CONCERNS OR MAKE A CLAIM BELOW. | DATE |
|---|--|---------------------|
| 1 | Residents have raised specific issues with STRs in their neighborhood which occur with some of the properties. Using information from the new reports, one can consider that absent landlords are less able and less interested in addressing neighbors or towns concerns which may arise with their property. | 1/2/2024 9:30 AM |
| 2 | It seems that the biggest concern from residents is how to get approval for a STR since the current regulations only include bed & breakfasts. | 12/28/2023 9:59 AM |
| 3 | Same as above; need to investigate more...I answered solely based on my current knowledge. | 12/22/2023 12:50 PM |
| 4 | Septic- what is difference STR or large family coming home to visit for a week? , Fire safety STR may lead to having party consuming alcohol and carelessness. | 12/16/2023 6:00 AM |

Q4 Are these a problem in Woodstock? If so, is it the purview of the PZC?

Answered: 8 Skipped: 0



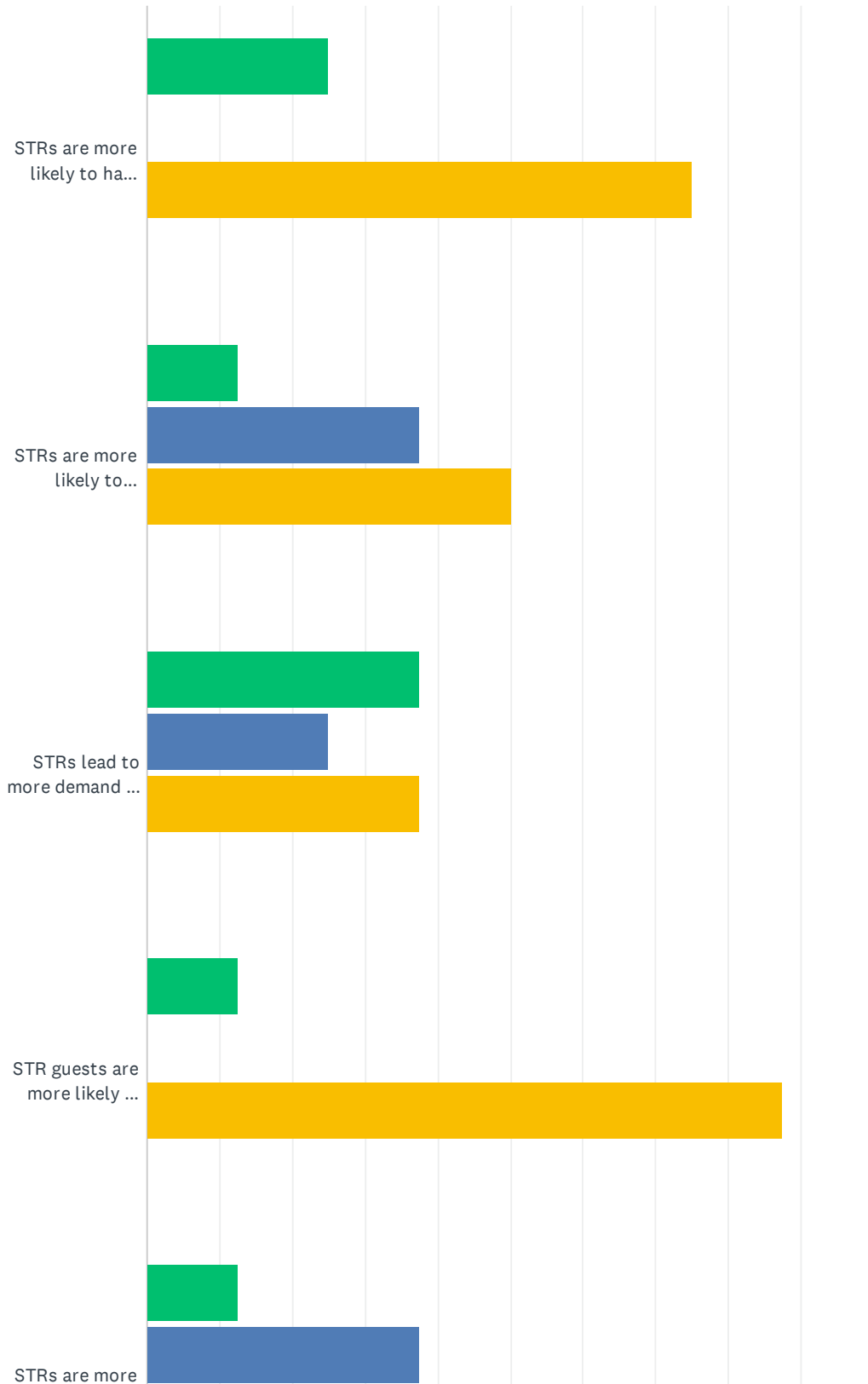
PZC Survey on Short-Term Rentals

| | YES, IT'S A PROBLEM IN WOODSTOCK. | YES, IT'S A PROBLEM IN WOODSTOCK, AND IT IS THE PURVIEW OF THE PZC. | NO, IT'S NOT A PROBLEM. | TOTAL |
|--|-----------------------------------|---|-------------------------|-------|
| STRs are more likely to have excessive vehicles parked on the lot. | 42.86% 3 | 14.29% 1 | 42.86% 3 | 7 |
| STRs are more likely to reduce availability of housing. | 0.00% 0 | 37.50% 3 | 62.50% 5 | 8 |
| STRs lead to more demand for public services (EMS, fire, police). | 12.50% 1 | 12.50% 1 | 75.00% 6 | 8 |
| STR guests are more likely to cause excessive noise. | 37.50% 3 | 25.00% 2 | 37.50% 3 | 8 |
| STRs are more likely to lead to the overuse of community assets (parks, open space, lake, etc.). | 25.00% 2 | 12.50% 1 | 62.50% 5 | 8 |

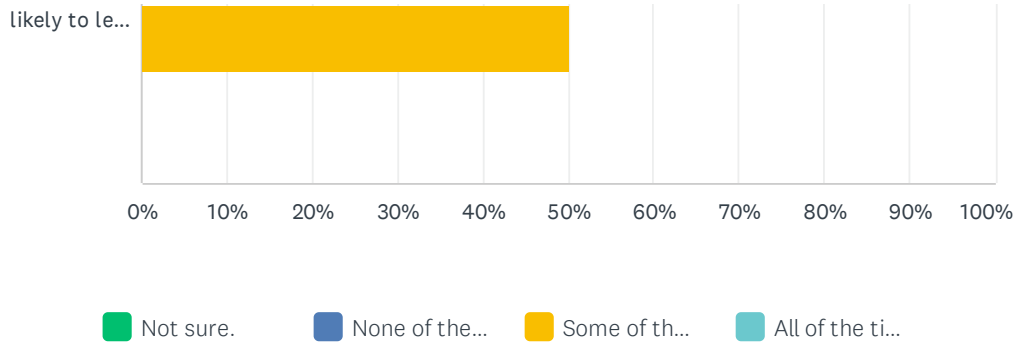
| # | FEEL FREE TO ADD YOUR THOUGHTS HERE. | DATE |
|---|--|---------------------|
| 1 | Anecdotally, some of these issues have already presented themselves on STR property. Part of our combined P&Z authority is the Planning aspect which indicates that we should be looking at new approaches to land use and develop appropriate regulations to help ensure a safe and healthy environment for the town. | 1/2/2024 9:30 AM |
| 2 | The whole STR discussion was triggered by noise complaints which seems to be the main issue here, not necessarily a problem with STR. However, it appears that the zoning regulations need updated to define STR/AirBnB/etc. | 12/28/2023 9:59 AM |
| 3 | Same comment as above... | 12/22/2023 12:50 PM |

Q5 The following are concerns / claims made at a meeting regarding STRs. Are these true in Woodstock?

Answered: 8 Skipped: 0



PZC Survey on Short-Term Rentals

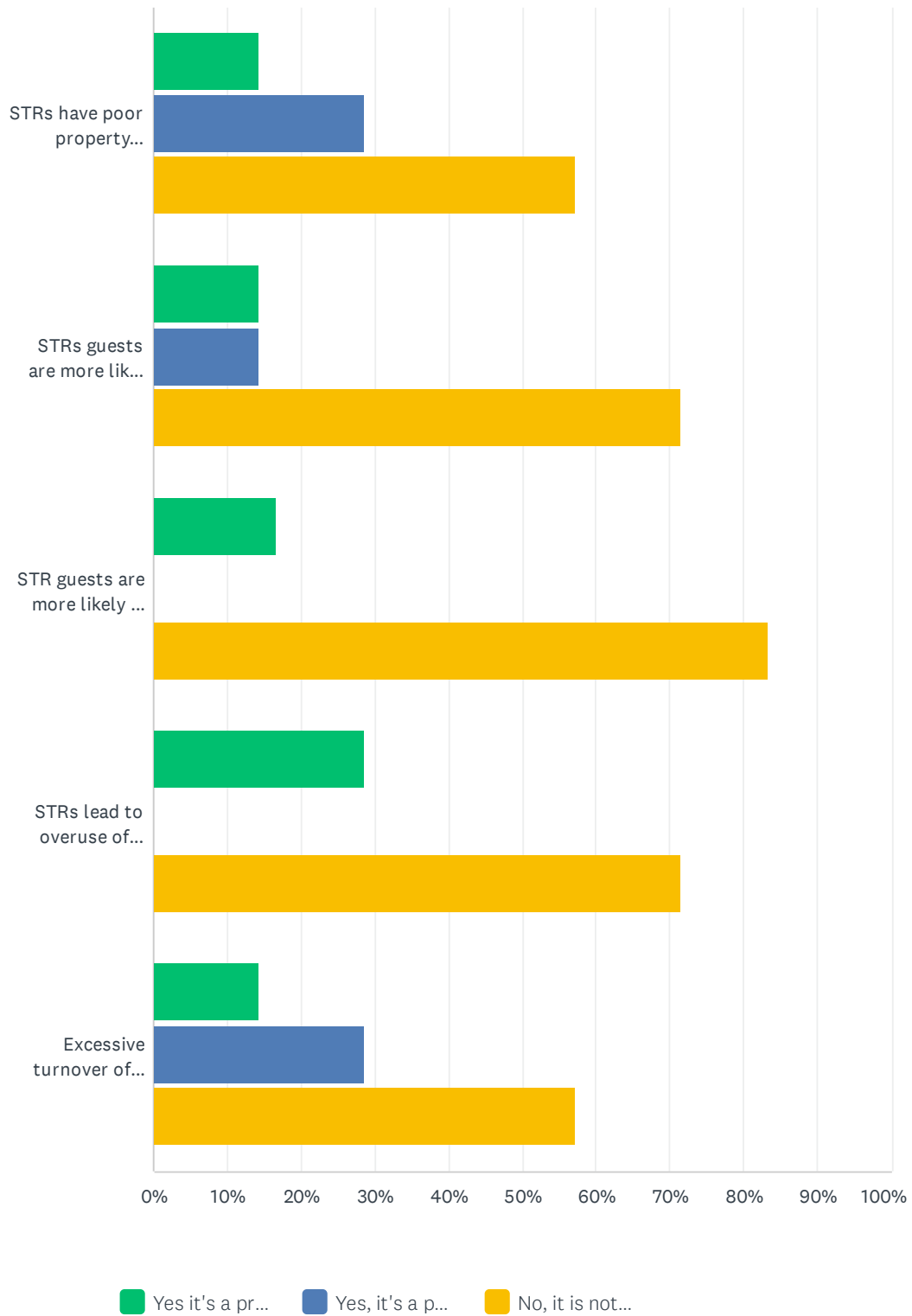


| | NOT SURE. | NONE OF THE TIME. | SOME OF THE TIME. | ALL OF THE TIME. | TOTAL |
|--|-------------|-------------------|-------------------|------------------|-------|
| STRs are more likely to have excessive vehicles parked on the lot. | 25.00% 2 | 0.00% 0 | 75.00% 6 | 0.00% 0 | 8 |
| STRs are more likely to reduce availability of housing. | 12.50% 1 | 37.50% 3 | 50.00% 4 | 0.00% 0 | 8 |
| STRs lead to more demand for public services (EMS, fire, police). | 37.50% 3 | 25.00% 2 | 37.50% 3 | 0.00% 0 | 8 |
| STR guests are more likely to cause excessive noise. | 12.50% 1 | 0.00% 0 | 87.50% 7 | 0.00% 0 | 8 |
| STRs are more likely to lead to the overuse of community assets (parks, open space, lake, etc.). | 12.50% 1 | 37.50% 3 | 50.00% 4 | 0.00% 0 | 8 |

| # | FEEL FREE TO ADD ADDITIONAL CONCERNS OR MAKE A CLAIM BELOW. | DATE |
|---|---|---------------------|
| 1 | Since these types of claims were made by Woodstock property owners, it is apparent that these issues do take place, to some degree. | 1/2/2024 9:30 AM |
| 2 | Property managers (VRBO/ABNB) have the ability to limit the number of vehicles that are parked on their property. | 12/28/2023 9:59 AM |
| 3 | Same comment as above... | 12/22/2023 12:50 PM |

Q6 Are these a problem in Woodstock? If so, is it the purview of the PZC?

Answered: 7 Skipped: 1



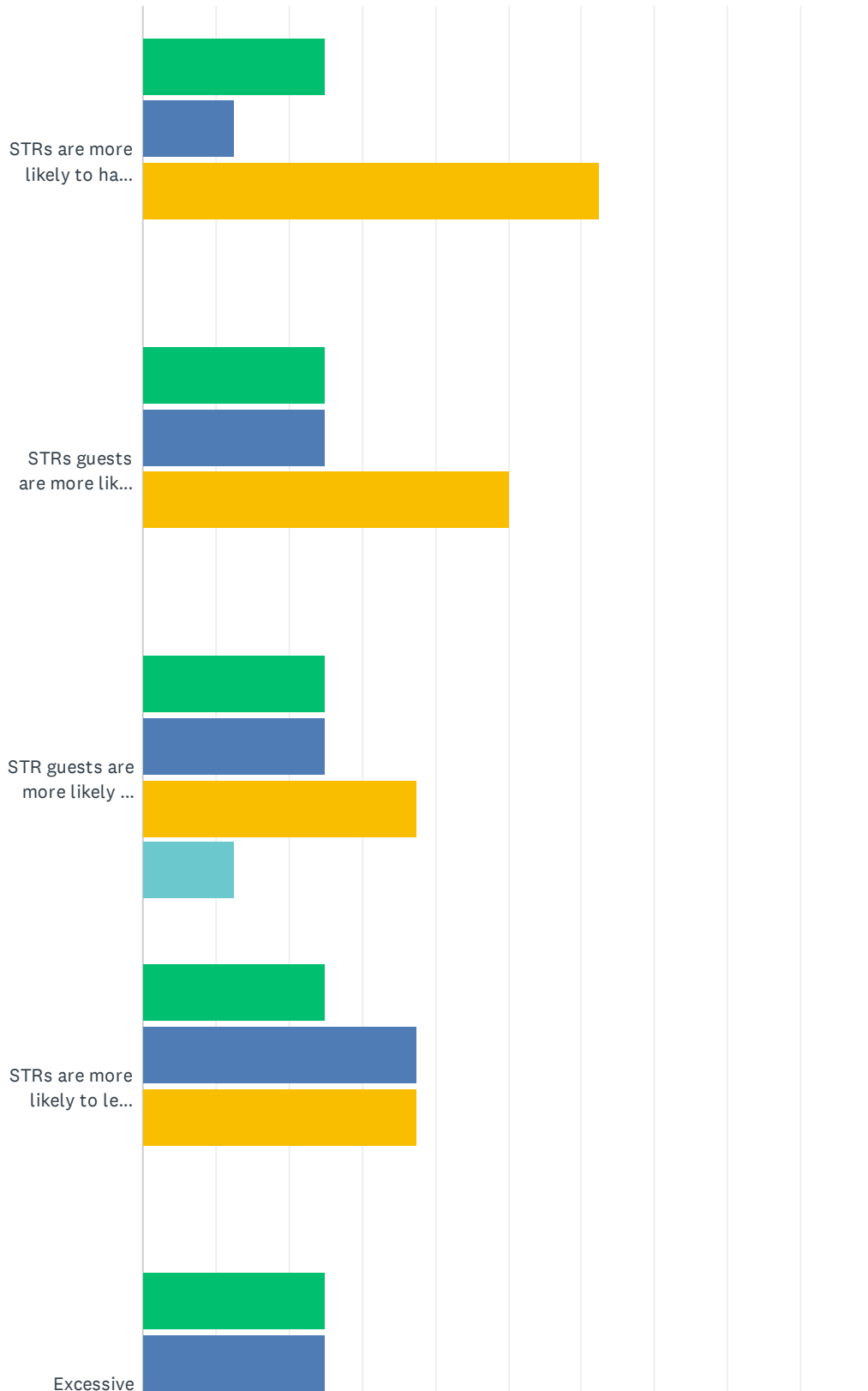
PZC Survey on Short-Term Rentals

| | YES IT'S A PROBLEM IN WOODSTOCK BUT NOT PZC'S PURVIEW. | YES, IT'S A PROBLEM, AND IT IS THE PURVIEW OF THE PZC. | NO, IT IS NOT A PROBLEM IN WOODSTOCK. | TOTAL |
|---|--|--|---------------------------------------|-------|
| STRs have poor property management | 14.29% 1 | 28.57% 2 | 57.14% 4 | 7 |
| STRs guests are more likely to be act recklessly in public spaces | 14.29% 1 | 14.29% 1 | 71.43% 5 | 7 |
| STR guests are more likely to cause damage to neighboring properties | 16.67% 1 | 0.00% 0 | 83.33% 5 | 6 |
| STRs lead to overuse of infrastructure such as the roads | 28.57% 2 | 0.00% 0 | 71.43% 5 | 7 |
| Excessive turnover of temporary people, i.e.: STR guests, in the neighborhood causes problems | 14.29% 1 | 28.57% 2 | 57.14% 4 | 7 |

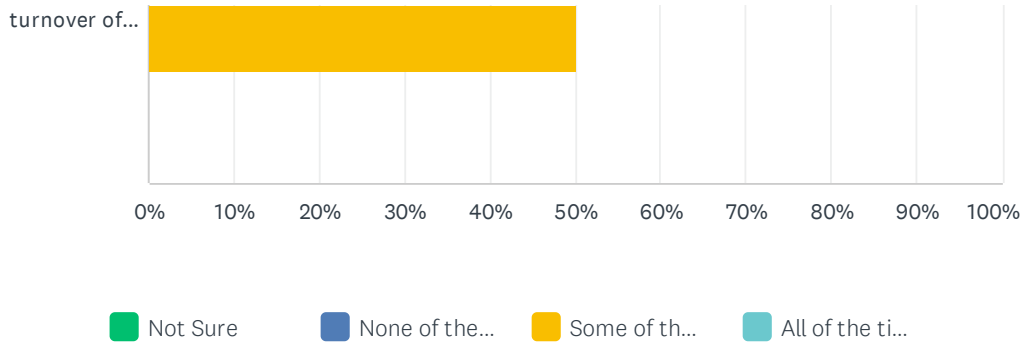
| # | FEEL FREE TO ADD YOUR THOUGHTS HERE. | DATE |
|---|---|---------------------|
| 1 | Not all STRs exhibit these issues but since there are no regulations in place to identify or address them, we do not have enough data to explicitly state that these are problems in Woodstock. If we take a broader view and use our knowledge of incidents in other areas outside of Woodstock, it is safe to assume that these issues could become problems in Woodstock. Again, using our role as Planners for the town, we should prepare regulations so that our ZEO has the tools to help guide owners who want to create a STR for their property in a safe and appropriate manner. | 1/2/2024 9:30 AM |
| 2 | All of these problems may occur in Woodstock, but I don't believe they occur frequently enough to be considered a real problem that PZC needs to regulate. | 12/28/2023 9:59 AM |
| 3 | Same as above... | 12/22/2023 12:50 PM |

Q7 The following are concerns / claims made at a meeting regarding STRs. Are these true in Woodstock?

Answered: 8 Skipped: 0



PZC Survey on Short-Term Rentals

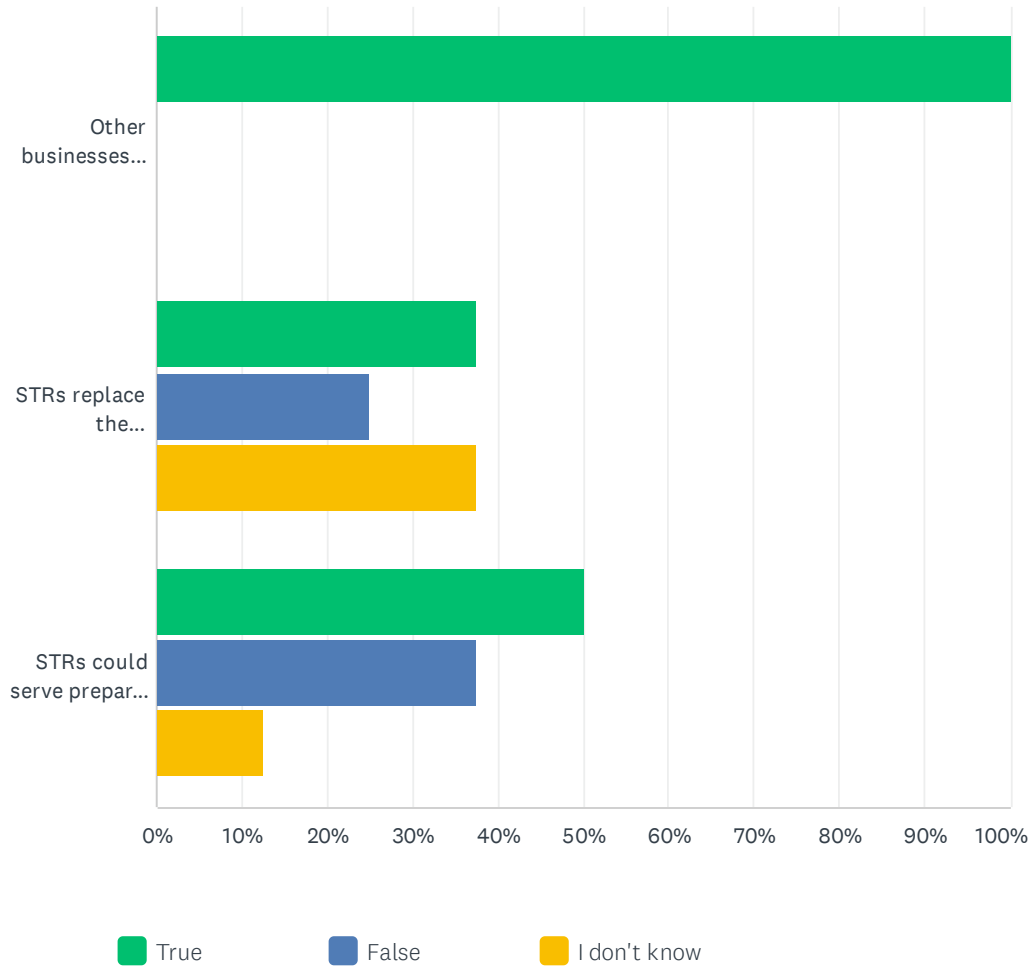


| | NOT SURE | NONE OF THE TIME | SOME OF THE TIME | ALL OF THE TIME | TOTAL |
|--|-------------|------------------|------------------|-----------------|-------|
| STRs are more likely to have poor property management. | 25.00% 2 | 12.50% 1 | 62.50% 5 | 0.00% 0 | 8 |
| STRs guests are more likely to be act recklessly in public spaces. | 25.00% 2 | 25.00% 2 | 50.00% 4 | 0.00% 0 | 8 |
| STR guests are more likely to cause damage to neighboring properties. | 25.00% 2 | 25.00% 2 | 37.50% 3 | 12.50% 1 | 8 |
| STRs are more likely to lead to the overuse of infrastructure such as the roads. | 25.00% 2 | 37.50% 3 | 37.50% 3 | 0.00% 0 | 8 |
| Excessive turnover of temporary people, i.e.: STR guests, in the neighborhood causes problems. | 25.00% 2 | 25.00% 2 | 50.00% 4 | 0.00% 0 | 8 |

| # | FEEL FREE TO ADD ADDITIONAL CONCERNS OR MAKE A CLAIM BELOW. | DATE |
|---|--|---------------------|
| 1 | Again, since these issues were noted by residents of Woodstock, it is true that these claims are true, at least some of the time. | 1/2/2024 9:30 AM |
| 2 | I talked with one homeowner in town who rents their house as an AirBNB and is afraid that new regulations may result in loss of income. I don't think PZC should limit the number of persons who can occupy a STR, at least not a set number as listed in the current STR draft. | 12/28/2023 9:59 AM |
| 3 | Same... | 12/22/2023 12:50 PM |

Q8 True or false?

Answered: 8 Skipped: 0

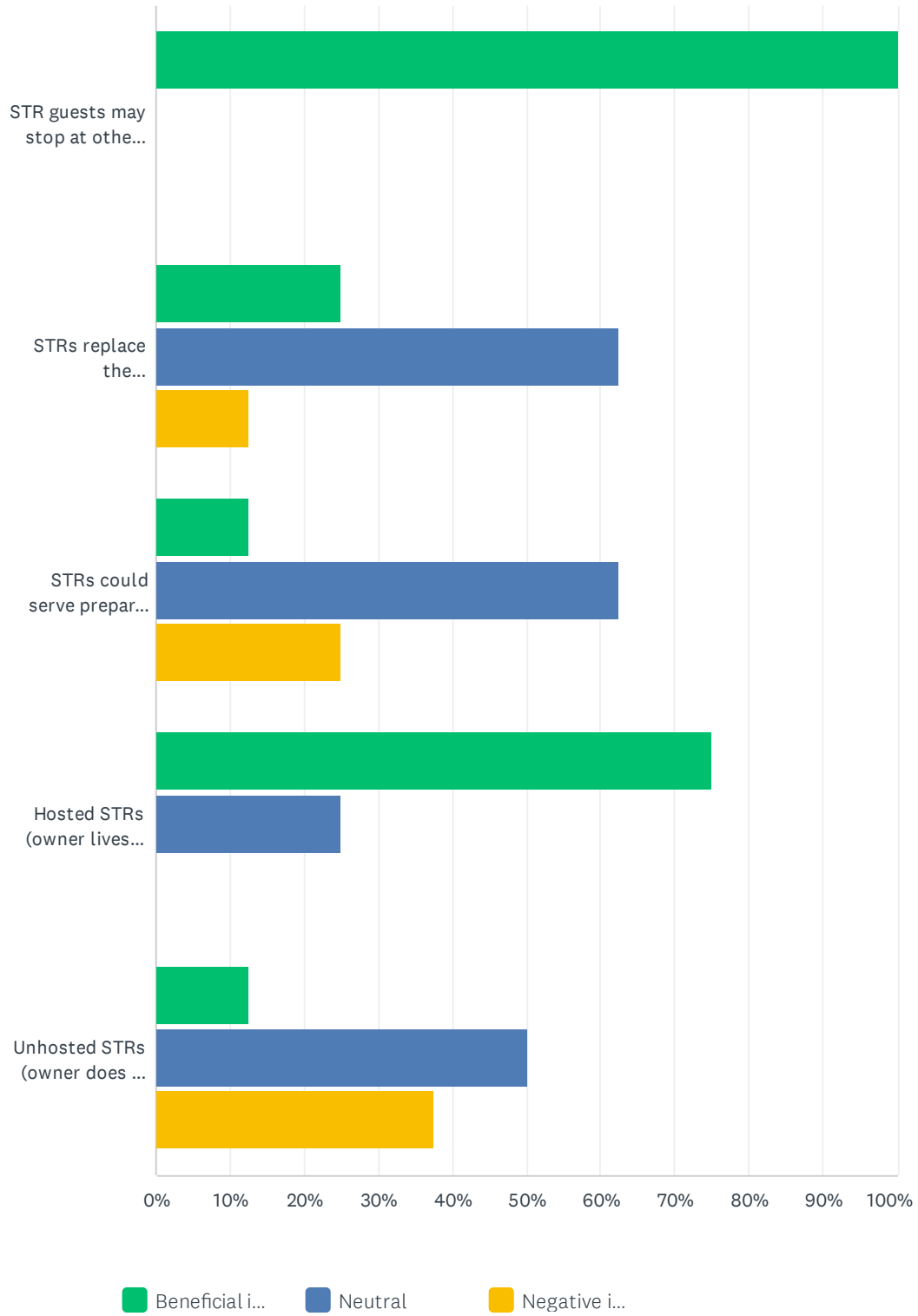


| | TRUE | FALSE | I DON'T KNOW | TOTAL |
|---|--------------|-------------|--------------|-------|
| Other businesses benefit from tourism generated by STRs (restaurants, shops, farms, venues, etc.) | 100.00% 8 | 0.00% 0 | 0.00% 0 | 8 |
| STRs replace the disappearing BnBs (Bed & Breakfasts). | 37.50% 3 | 25.00% 2 | 37.50% 3 | 8 |
| STRs could serve prepared food to the guests. | 50.00% 4 | 37.50% 3 | 12.50% 1 | 8 |

| # | FEEL FREE TO ADD YOUR THOUGHTS HERE. | DATE |
|---|--|--------------------|
| 1 | I don't think STR should serve prepared food, that's specifically for Bed & Breakfasts. Fresh baked cookies or snacks is fine, but STRs should not provide full meals to guests. | 12/28/2023 9:59 AM |
| 2 | I don't want that to be a sole condition for one but I don't have a problem if they want to do that | 12/22/2023 4:07 PM |

Q9 Do these have an impact on the community?

Answered: 8 Skipped: 0



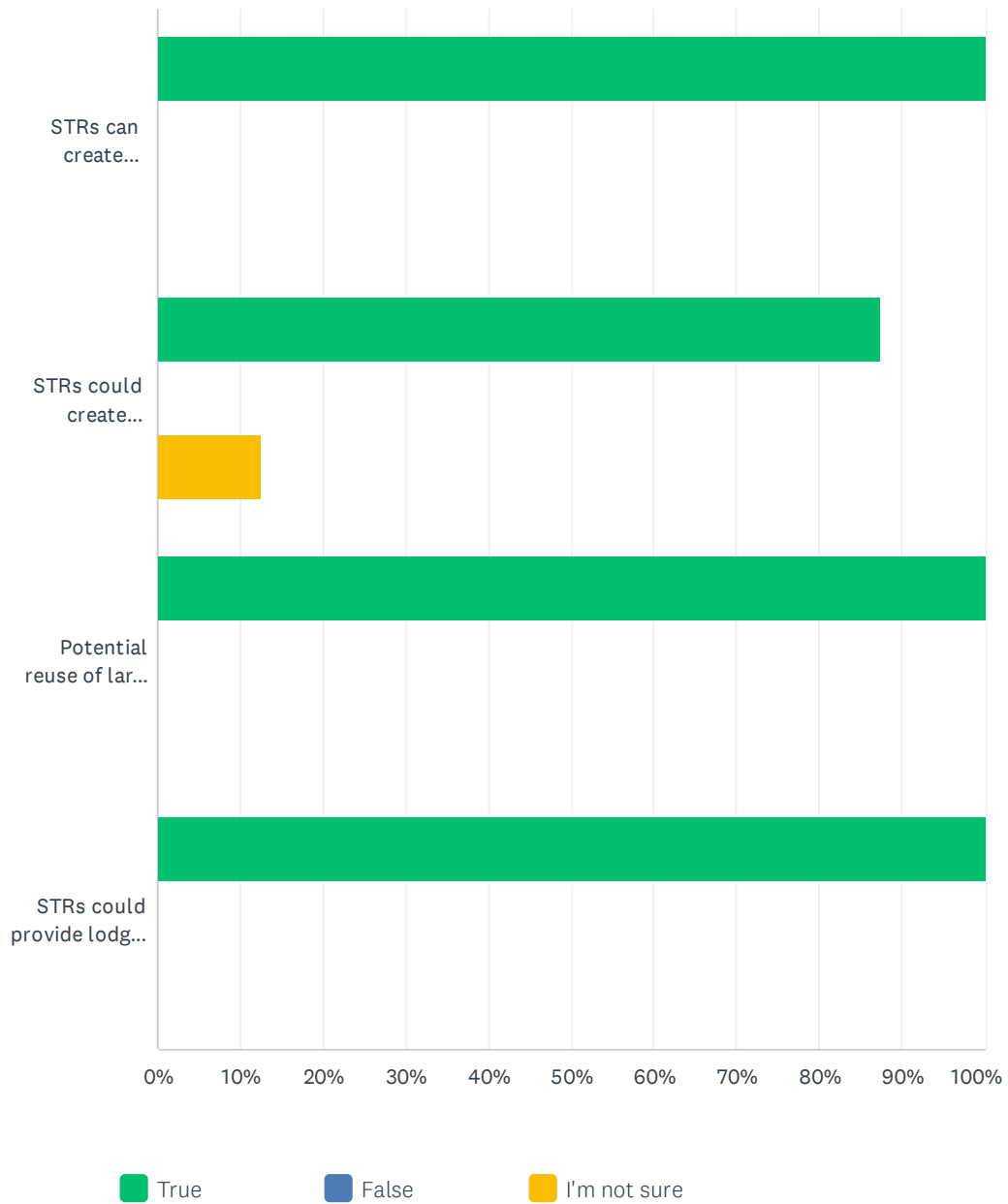
PZC Survey on Short-Term Rentals

| | BENEFICIAL IMPACT | NEUTRAL | NEGATIVE IMPACT | TOTAL |
|--|-------------------|-------------|-----------------|-------|
| STR guests may stop at other area businesses while in town (restaurants, shops, farms, venues, etc.) | 100.00% 8 | 0.00% 0 | 0.00% 0 | 8 |
| STRs replace the disappearing BnBs (Bed & Breakfasts). | 25.00% 2 | 62.50% 5 | 12.50% 1 | 8 |
| STRs could serve prepared food to the guests. | 12.50% 1 | 62.50% 5 | 25.00% 2 | 8 |
| Hosted STRs (owner lives on the premises) | 75.00% 6 | 25.00% 2 | 0.00% 0 | 8 |
| Unhosted STRs (owner does not live on the premises) | 12.50% 1 | 50.00% 4 | 37.50% 3 | 8 |

| # | FEEL FREE TO ADD YOUR COMMENTS ON THIS QUESTION. | DATE |
|---|---|---------------------|
| 1 | Having STRs in our community is not a bad thing but without appropriate guidelines and regulations, we will not know what problems STRs cause until it is too late. Ensuring that a STR has appropriate fire/life safety measures in place and that safe water and sanitary waste is dealt with properly and that emergency response personnel can reach affected residents are important topics for this Commission to consider. | 1/2/2024 9:30 AM |
| 2 | For the most part, I believe that STR are a benefit to the Town. Unfortunately, it only takes a few bad experiences/guests to result in complaints from neighbors. | 12/28/2023 9:59 AM |
| 3 | We're going down a rabbit hole here of owners not living near here. I air bnb a place on the cape and the owner is no where around and none of the neighbors seemed to have an issue | 12/22/2023 4:07 PM |
| 4 | Same | 12/22/2023 12:50 PM |
| 5 | I have stayed at STR (1 week at a time), brought only 1 vehicle, shopped local grocery stores, went to local restaurants, helping out community. | 12/16/2023 6:00 AM |

Q10 If STRs could be allowed would the following be...

Answered: 8 Skipped: 0



PZC Survey on Short-Term Rentals

| | TRUE | FALSE | I'M NOT SURE | TOTAL |
|---|--------------|------------|--------------|-------|
| STRs can create financial opportunities for property owners that could help them maintain property. | 100.00% 8 | 0.00% 0 | 0.00% 0 | 8 |
| STRs could create financial incentive to use and therefore maintain large existing single-family homes that may be larger than the typical renter or homebuyer may be looking for. | 87.50% 7 | 0.00% 0 | 12.50% 1 | 8 |
| Potential reuse of larger existing homes could prevent their deterioration and/or the tearing down of these historic structures. | 100.00% 8 | 0.00% 0 | 0.00% 0 | 8 |
| STRs could provide lodging for visitors to attend small events held in the community throughout the year, benefitting local businesses & causes, allowing them to potentially continue or even to expand. | 100.00% 8 | 0.00% 0 | 0.00% 0 | 8 |

| # | FEEL FREE TO ADD YOUR COMMENTS ON THIS QUESTION. | DATE |
|---|--|---------------------|
| 1 | All of these potential uses for STRs are good for the community as long as they are done in ways which ensure the safety and well being of the guests and neighborhoods. | 1/2/2024 9:30 AM |
| 2 | I believe STRs are beneficial to the community and should not be too regulated by PZC. Overall, I don't think there have been many problems with STRs, and we should address those issues, not try to regulate everything related to STRs. | 12/28/2023 9:59 AM |
| 3 | Same | 12/22/2023 12:50 PM |