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Wolfeboro Planning Board
84 South Main Street
Wolfeboro, NH 03894

Dear Town of Wolfeboro Planning Board:

I am writing to support the ability of Wolfeboro homeowners to rent their houses as short-term vacation rentals (STR). While I understand other New Hampshire cities have taken positions prohibiting or limiting such activity, I am deeply concerned about the adverse, unintended consequences of a similarly invasive restriction in Wolfeboro, both in terms of lost tourism dollars and lost tax revenue from the 8.5% Meals & Rooms tax that is collected for each booking. I also believe that prohibiting STR activity will not resolve affordable housing concerns for the town since STR activity is marketed at a very different customer at a vastly different price point. Restricting or prohibiting STR activity will not create a sudden influx of affordable housing since those properties are predominantly, if not exclusively not appropriate or structured for long-term rentals.

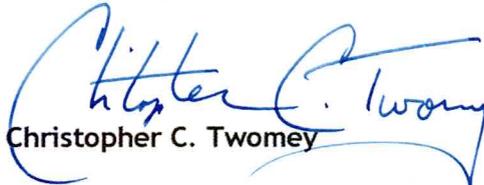
I have been renting my house since mid-2014 primarily through the website www.VRBO.com and have a thorough vetting process in place ensuring I am only renting to people 25 years or older; typically small families; and typically for a week or longer period; all which help safeguard a positive experience for the renters, my immediate neighbors and local area merchants and ultimately, the overall local economy.

As part of my rental process, I provide my renters with a personalized guide of the area and recommendations for local businesses including restaurants, grocery stores, attractions, boat rentals, shopping, etc., which helps generate significant revenue for local businesses. This would all be lost with a broad, over-arching STR prohibition.

While I am not opposed to appropriate and thoughtful regulation to ensure any "bad actors" are weeded out, I'd like to recommend that this activity should not be prohibited altogether since without the revenue from STR activity, Wolfeboro would lose hundreds of thousands of dollars of tourism and tax revenue and I (*along with many others in a similar situation*), would be forced to sell our houses.

Please take this into consideration when discussing the issue of Short-Term Rental activity in the town of Wolfeboro. Thank you for your time and if you have any further questions or comments please feel free to reach out to me at your convenience.

Best regards,


Christopher C. Twomey

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