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[hide details](#) 5:15 PM (14 hours ago)

To: Cape Elizabeth Town Council, Town Manager, Town Planner and  
Town Clerk

I understand the Ordinance Committee is meeting tomorrow to discuss potential restrictions on rentals of single family homes. I am strongly in favor of such restrictions, and of the draft ordinance submitted by my neighbors and friends Chris and Patty Grennon. I am an attorney, and, for many months, have been helping the Grennons deal with various problems created by our neighbor, David Ginn, on Sea Barn Road. Unfortunately, despite spending a lot of time and effort on this problem, we have not been able to reach agreement. The parties, weddings, and rentals to large groups are continuing unabated.

A big legal problem has been the uncertainty concerning the current Cape ordinance, which restricts our neighborhood to "single family use. Unfortunately, the ordinance does not otherwise adequately address the problem of short term rentals to large groups of people. In addition, there are currently no penalties or sanctions to penalize those who rent their property in ways which are inconsistent with single family use.

I believe one or more letters I've written on behalf of the Grennons to the town and/or Mr. Ginn may be in the record. I write to you now as a Lawson Road resident. I cannot be present tomorrow but wanted to chime in with this email.

This problem is much bigger than the current Ginn/Grennon dispute. Mr. Ginn is not the only person renting his Cape Elizabeth home. Several other homes on Lawson Road have also been rented on a weekly or even daily basis. (we have not yet reached the phase where we are seeing "hourly" rentals, but that day may be coming.)

Im sure the same thing is happening in most Cape neighborhoods. The development of websites such as "Home Away" have allowed homeowners in our neighborhood and our town to rent their properties to strangers for large sums of money, frequently thousands of dollars per week. Some of our neighbors have volunarily limited rentals to single family use. Others have been less considerate. Their rentals have been purely commercial, designed to maximize revenue: similar to that of a frat house, a lounge, a large motel, or a bed and breakfast.

The basic problem is one of economics: the more people that are allowed to sleep in or occupy a particular house, the more money the homeowner receives. Unfortunately, this trend is creating major nuisances in Cape neighborhoods. there have been frequent weddings. parties, music, and late night shenanigans all over town. Winnebagos and other large vehicles from rentals frequently crowd our narrow streets. We have even seen (gasp) a keg of beer unloaded within 5 minutes when a group of young underage prep school "newbies" arrived on Sea Barn Road. Unacceptable.

I urge you to adopt an ordinance similar to the one submitted to you by the Grennons. thank you.

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