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to June Eiesland <TJE@myopticaldelusions.com>
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date Thu, Sep 22, 2011 at 1:42 PM

subject Re: Vacation rentals

mailed-capeelizabeth.org

by

Important mainly because of the people in the conversation.

[hide details](#) 1:42 PM (25 minutes ago)

Dear Ms. Eiesland,

Thank you very much for your detailed e-mail. As the Town Council looks at this issue, it will be helpful for them to know of a range of experiences. Your outline of your situation will certainly inform the discussion and may help lead to a consensus approach that addresses problems while not overly burdening rental properties.

Thank you again for writing.

Mike McGovern

On Thu, Sep 22, 2011 at 9:11 AM, June Eiesland
<TJE@myopticaldelusions.com> wrote:

I am writing in response to the town assessing the short term residential rentals in Cape Elizabeth and restrictions that may be placed on such properties. A little Background on my Property at 117 Old Ocean House Road. I have operated as a short term rental since 2004, and owned and lived in the house myself full time from 1990 till 2004 when due to personal reasons I moved out of Cape Elizabeth. I Love Cape Elizabeth and was

unwilling to sell my home and also unwilling to rent it out full time as it would restrict my ability to maintain the house and stay there myself while maintaining it. Over the years my summer tenants have included many previous Cape residents wishing to "come home" for a visit, others have family in Cape, and very few are totally new to Cape Elizabeth. I also rent month by month in the non summer season and have rented to several cape residents that are either renovating their home and need to move out or have sold their home and need a short term furnished place to stay while they find a permanent residence, as well as some folks relocating to Maine. I have rented to Dr's doing internships at Maine med. All respectable folks that have respected my "home" and had no more impact on the neighborhood than any other family. As My house is on a septic therefore I restrict renters to 6 and always ask if there are any plans of a gathering at the rental before agreeing to rent, Some folks have had a BBQ with 20 family members for an afternoon, and I am agreeable to that, but will not allow the "wedding party" with Tent and porta potty even though my yard could accommodate I feel it is not the place for such an event... and I risk too much potential liability with that number of folks.

I will admit that renting out is a learning process, My first year I had someone that wanted to rent, and told me they were going to a wedding, well it turned out my place was the Bachelor party, and they carried on till 3 am, with fireworks and all (yes My lease agreement clearly states that was NOT allowed) . I got a Call from my neighbor early the next morning to alert me, I was Horrified! I called the other neighbors to apologize, and verify that the disturbance was indeed coming from my property, and called the Police to insure that no complaints had been filed against me, and then I called the renter to Inform him of my discontent and his violation of the lease agreement. This is when I learned to ask if there would be any gatherings! Since then I have not had a single issue, But again this was a learning experience! My Neighbors complained directly to me and I addressed the issue.

Renting my property in this manner allows me to pay my property taxes (the state of Maine gets 7% of every rental as well) and maintain my property while enabling others to visit Cape Elizabeth and support our local economy, and learn to love Cape Elizabeth as I do! I am very upset that the discontent of some neighbors with a short term rental property may jeopardize the ability of those of us in Cape who rent our properties as short term, without impact to our neighborhoods, to do so without restriction.

I agree with Town Councilor Jessica Sullivan that if noise and parking of

vehicles is the issue then that is a town noise ordinance issue rather than a rental issue, Those conditions could exist at any home in Cape Elizabeth that has a size-able gathering.

Please consider all the short term rentals that occur in Cape without incident when assessing this issue, and don't let one bad event ruin it for all of us.

Kindly,
T. June Eiesland
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