

**Town of Nahant
Short Term Rental Committee
Meeting Minutes
Tuesday March 22, 2022 at 6:00 p.m. via Zoom**

Present:

Wayne Wilson: Building Inspector, Committee Chair
Marie Hladikova, Committee Vice-Chair
Robert Tibbo, Committee Secretary
Steve Viviano: Planning Board

Absent

John Coulon, Health Officer

- The meeting was called to order at 6:03 P.M. by Wayne Wilson.
- R. Tibbo reviewed technical problems with Zoom during March 8th meeting.
- discussion of the matters raised at 3/8/2022 meeting as well as a vote to ratify, validate and confirm the substance of the Short-Term Rental Committee's discussions with regard to:
 - Topic: Continue Discussion regarding development of short-term rental guidelines
 - Action taken: Discussion only
 - Documents used: A list of "Themes/issues" prepared by Marie Hladikova and a "STR Working Draft" prepared by R. Tibbo. (Aye: Hladikova, Tibbo - Abstain: Viviano)
- Minutes from the March 8th meeting were approved (Aye: Hladikova/Tibbo - Abstain: Viviano)
- R. Tibbo reported on renter information required by City of Cambridge and State of MA.
- Review of Rockport STR requirement for non-owner occupied
- Reviewed "booking limits" as required by City of Salem (hosted / non-hosted)
- S. Viviano asked about any data available concerning STR complaints in Nahant. W. Wilson offered brief outline of recent complaint received by his office.
- S. Viviano described several differences between long term rental (market) vs. "guest" rental (STR).
- There was a discussion of pathways available for STR complaint handling. Airbnb, Nahant Police, host accountability were all considered.
- T. Barletta said Nahant is attractive because it has "0" STR regulations. Licensing will be a positive change, less attractive to investors. He also described how non STR-specific regulations such as "noise" could potentially place the town in a difficult position.
- There was a brief discussion of possible advantage in limiting STR licensing to owner-occupied and/or Nahant residents. T. Barletta said residency does not determine good host.
- Reviewed City of Boston description of short-term rental
- Discussion of how many bedrooms allowed per unit and how many people in each bedroom. S. Viviano suggest no more than two per bedroom. Single family house considered 1 unit for home share. W. Wilson suggests owner adjacent also considered 1 unit with no sub-divide.
- There was further discussion of limiting STR hosting to residents only with accountability as the primary concern and benefit.
- S. Viviano suggested that the town of Nahant provide a list of requirements to each host once they are established. This could also be shared with each guest on arrival.
- The meeting was opened to comment from those in attendance. None received.
- M. Hladikova read questions received through the ZOOM chat forum and outlined how she manages her STR in response. She also confirmed there are 17 STR's operating in Nahant.



- S. Caccivio STR operating next to her home and asked if Nahant will be regulating. Will non-owner occupied be allowed? She also mentioned a policy in Florida that limits total unit occupancy to “no more heads than beds”. T. Barletta asked what issues would be solved through resident occupancy; what are they concerned with?
- A. Tassel spoke to quality of neighborhood. Suggested it is better if owner-occupied. T. Barletta agreed there was merit in owner-occupancy and asked for focus on what is enforceable.
- S. Viviano also asked what concerns residents have with STR’s.
- Motion to adjourn at 7:41 P.M. (Hladikova/Viviano)

Respectfully submitted by Robert W. Tibbo