

**Town of Nahant
Short Term Rental Committee
Meeting Minutes
Tuesday July 26th, 2022 at 7:00 p.m.
Nahant Town Hall, Room 2
This was a hybrid meeting**

Present:

Wayne Wilson: Building Inspector, Committee Chair

Marie Hladikova, Committee Vice-Chair

Robert Tibbo, Committee Secretary

John Coulon, Health Officer

Steve Viviano, Planning Board

- The meeting was called to order at 7:00 P.M. by W. Wilson
- Minutes for the July 12th meeting were reviewed and approved (Coulon/Wilson. Unanimous roll call vote in favor).
- W. Wilson read email from Town Counsel describing Regulations and Bylaws. A brief discussion followed with agreement on need to use correct terminology during our discussions.
- R. Tibbo reviewed the “working draft” status and addition of language pertaining to parking, commercial events and number of bedrooms.
- R. Tibbo reviewed recent news regarding the City of Quincy’s effort to limit STRs to accessory use.
- M. Hladikova asked what problem we are trying to fix by limiting STRs to accessory use.
- W. Wilson commented that Nahant should not be the only town allowing non-owner occupied.
- S. Viviano said that Nahant police are not having issues with STRs. He does not see any problems or explosive growth.
- The committee had an extended discussion of principle vs. accessory use and what should, or should not be allowed and why.
- W. Wilson the committee will need to decide how to present the bylaw amendment at some point. He believes our recommendation could pass if limited to accessory use. He would like to have this ready for the next town meeting.
- S. Viviano said people will trust STRC judgment when constructing the STR bylaw.
- M. Hladikova on how other communities have hotels competing against short term rentals.

Community Input

- C. Whitlock said that Nahant needs to have short term rentals.
- R. Merrell asked how the committee defines Nahant – is it residential or an opportunity for people to enjoy the ocean and tourism.
- S. Viviano offered his opinion that Nahant is residential and has become a destination for many.
- M. Rauworth believes it important that the STRC offers a proposal at the next town meeting. He suggested that terms like “accessory” and “principal” may not be easily understood.
- C. Collins described a recent issue involving an STR on Furbush road.
- G. Mihovan believes STR is commercial and should not be located in a residential area. STR’s should be owner-occupied.
- H. Goodwin said homes are being purchased for STR use only. People who live and work in town need a place to live.
- M. Capano asked how the town will address existing STR properties. Should there be a “grandfather clause”? She wants the character of Nahant to remain the same. Michelle also asked if revenue generated for the town will be sufficient to regulate STRs.

- Sarah Christie would like fact-based concerns rather than scary stories.
- D. Dolce has long term rental in town and considers STR as a good option. He wrote the draft STR bylaw submitted to the STRC. He believes STR is currently allowed as a principal use and should remain unchanged. He suggests the STRC focus on operational issues.
- C. Whitlock said that all believe there is need for regulation. He said that people consider STRs a valuable part of the community. Problems occur in both residential and transient (STR) occupancies.
- R. Dalpe said her property is registered as STR with MA DOR but is not currently rented as STR. She asked if a “grandfather clause” will be considered for existing STRs.
- D. Skrip responded to comment by W. Wilson regarding Styller v. Lynnfield. He believes Nahant bylaws are not the same as Lynnfield so Styller v. Lynnfield decision may not apply to Nahant.
- J. Antrim said the committee needs to focus on greatest benefit to Nahant. Personal interests must be set aside.
- V. Patek said property values are an issue. Some people would not buy a house located next to a STR. She also mentioned that two committee members have a financial interest in the outcome of work performed by the STRC.
- D. Skrip responded to potential conflict-of-interest concerns expressed by V. Patek by describing the legal basis of his opinion on this issue.
- C. Reinsch asked for clarity with respect to the relationship between the STRC and the Planning Board
- S. Viviano outlined the current status of Short Tern Rental discussions by the Planning Board.
- I Croall wants the STRC to focus on reasonable regulations
- M. Rauworth suggested a joint meeting between the STRC and Planning Board
- S. Viviano asked about allowing resident parking privileges for STR guests
- M. Hladikova offered support toward allowing STR guest parking throughout the town.
- S. Jolian said that Nahant may be target for STR investors based on what she has heard. She believes that STRs can really change the fabric of our neighborhoods. She is looking for middle ground that will allow STRs without changing neighborhoods.
- C. Collins described a zoning violation on Furbush Road that was litigated and also mentioned problems with STR growth in Jamaica Plain.
- S. Viviano suggested the committee visit an STR in town and also discussed limits associated with accessory use.
- Motion to adjourn (Wilson/Viviano – unanimous roll call vote in favor) 9:05 P.M.

Respectfully submitted by Rob Tibbo *as approved during the STRC Meeting on September 13, 2022*