**Town of Nahant**

**Short Term Rental Committee**

**Meeting Minutes**

**Tuesday April 12, 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**

**John Coulon, Health Officer**

* The meeting was called to order at 6:00 P.M. by Wayne Wilson.
* Minutes from the March 22nd meeting were approved (J.Coulon / S. Viviano: unanimous roll call vote)
* Continued discussion – who should / should not be allowed to have STR in Nahant
* W. Wilson: STR is accessory use – must be primary use if no residence family is present.
* R. Tibbo: Nahant in minority if STR allowed to be primary use. This is based on five local municipalities (Boston, Cambridge, Lexington, Newton, Salem) with STR zoning posted online.
* M. Hladikova asked if additional local Massachusetts STR zoning information is available. General discussion indicated that none was found in Lynn, Swampscott, or Marblehead. Revere information is limited
* W. Wilson confirmed that other communities he looked at only offered STR’s as accessory use.
* S. Viviano said other cities have a “different battle” than Nahant. Offered month to month rentals as a comparison and said that Nahant zoning restrictions under discussion would discriminate against AirBnB.
* M. Hladikova said there is a need to define STR for Nahant
* W. Wilson said if STR is allowed as a “primary” use then it applies to all STR situations as opposed to “accessory” use which would be more limited.
* S. Viviano said the Planning Board expressed interest in whether STR guidelines would impact regular rentals. He also compared STR’s to regular market rental laws and general practices.
* R. Tibbo provided the current working draft status and also reviewed the history of STR and Bed & Breakfast bylaws in Nahant. There was also a review of current STR bylaws in adjacent municipalities previously mentioned and also included Lynnfield.
* M. Hladikova asked about relevance of Nahant’s history described by R. Tibbo and further stated that Nahant should not be compared to other communities that were mentioned.
* S. Viviano compared STR’s to regular market rentals and said STR guests have issues similar to regular market tenants.
* W. Wilson asked for other topics – J. Coulon mentioned that MA recently revised the state swimming pool code to address STRs that include a pool. The code is being revised to say that pools available for rent must have a permit.
* W. Wilson asked for community input – S. Caccivio described last weekend’s activity at the STR next door to her home which included a food truck.
* S. Viviano described a conversation he had with homeowner on Willow Road that was mentioned in the March 22nd meeting. Homeowner said the location has not been listed on any electronic vacation rental platform. S. Viviano also mentioned email from Turnstone Market stating there had been no problems with a STR currently operated by his fiancé in the same building.
* Motion to adjourn (Tibbo/Coulon – unanimous roll call vote in favor) 7:02 P.M.

Respectfully submitted by Robert W. Tibbo