

**Town of Nahant  
Short Term Rental Committee  
Meeting Minutes  
Tuesday July 12, 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 (arrived 7:52 P.M.)**

- The meeting was called to order at 7:06 P.M. by W. Wilson
- Minutes for the June 21<sup>st</sup> meeting were reviewed and approved (Coulon/Hladikova - Unanimous roll call vote in favor).
- J. Coulon provided a copy of 105 CMR 410 to committee members and reviewed items pertinent to what the STRC has been discussing. There was lengthy discussion of the need for multi-jurisdictional coordination when inspecting a building.
- D. Skrip mentioned that the committee is focused on by-laws and not regulations.
- M. Hladikova asked about the length of time necessary to complete an inspection. Mr. Coulon described several factors that can impact the amount of time required.
- W. Wilson asked for specific objections or suggestions regarding items in the working draft.
- R. Tibbo said that "parking" still needs further clarification.
- W. Wilson reviewed the existing town by law on vehicle parking
- M. Hladikova described a parking plan used in another community.
- W. Wilson wants to eliminate "gray areas" from any parking rule. He suggested the use of existing parking space definition to be included in a off-street parking plan submitted by the STR Operator.
- D. Skrip pointed out the difference between a regulation and a by-law. A regulation would support a by-law.
- R. Tibbo asked if there should be a specific reference to the number of bedrooms allowed.
- W. Wilson suggested lawful bedrooms rather than a specific maximum.
- R. Tibbo asked if there should be a maximum number of guests allowed in a given STR.
- M. Hladikova asked about having both the police and fire chief offer their opinion. She further pointed out that long term rentals are not treated differently.
- R. Tibbo pointed out that transient occupancy and resident occupancy are treated differently with respect to safety.
- W. Wilson read a list of STR event limitations enforced by Salem (weddings, etc.).
- M. Hladikova asked about any impact to regular households having similar events.
- R. Tibbo read the working draft definition of STR which refers to 'residential accommodations'.
- Dan Skrip pointed out the current "Table of Use" found in existing town by-laws does not allow specific events. He also mentioned that S. Viviano was on his phone and requesting to be taken off mute (7:52 P.M.)
- S. Viviano mentioned that AirBnB "house rules" have been expanded, increasing the possibility that guests may be suspended from the platform for any violation.
- M. Hladikova mentioned AirBnB also watches weekend and holiday activity for suspicious guest activity.
- R. Tibbo reviewed a Business Week article describing AirBnB's efforts to control negative press.
- S. Viviano mentioned possible coordination of rules for STR and Auxiliary Housing.
- W. Wilson opened the meeting for public input.
- T. Clark described a recent incident on her street arising through a STR.

- E. Kirton asked if the STR committee had agreed that owner occupied and non-owner occupied STR's should be allowed.
- V. Patek is concerned that the availability of "starter houses" for young families will be reduced as result of investors buying them for STR. She asked the committee to consider the small size of Nahant when designing draft by-laws.
- G. Prochorchik suggested a limit on the number of STRs in Nahant
- S. Christie said the history of Nahant is rich with welcoming visitors and short-term renters. She also mentioned that historic homes may be maintained if short term rentals are allowed.
- M. Capano asked about alternate uses and whether the STRC can address them. D. Skrip said that would be beyond the scope of this committee.
- T. Clark asked D. Skrip about the excise tax on STRs
- R. Tibbo asked what is needed for the next meeting.
- W. Wilson asked that committee members write down anything that needs to be added or removed from the working draft document.
- D. Skrip said the document should be draft by-laws. It's up to the committee to create draft by-laws.
- M. Hladikova asked that the police and fire chief be invited to a future meeting. S. Viviano will speak with the fire chief and W. Wilson will speak with the police chief.
- It was decided the next meeting will occur on July 26<sup>th</sup> and use the hybrid format (ZOOM + Live audience).
- S. Caccivio asked if a copy of the working document is available online. The committee agreed that this is not currently available.
- Motion to adjourn (Coulon/Tibbo – unanimous roll call vote in favor) 8:44 P.M.

Respectfully submitted by Robert Tibbo *as approved during the STRC Meeting on July 26, 2022*