

Town of Nahant
Short Term Rental Committee
Meeting Minutes
Tuesday October 25, 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 7:02 P.M. by W. Wilson
- Minutes for the October 11th meeting were reviewed and approved (Coulon/Viviano. Unanimous vote in favor).
- R. Tibbo prepared and presented a first draft of STR rules for Nahant.
- The notice to abutters provision was reviewed and discussed. Consensus on need for STR operator to send notice within 30 days of registration or renewal.
- J. Coulon advised the state housing code requires a sign with contact information for property owner / manager when a property is not owner occupied. This provision of the housing code will be added to the notice to abutters.
- The committee reviewed and discussed proposed registration penalties. By consensus, the reference to “owner” will be changed to “operator” and the reference to residential will be removed.
- The committee reviewed and discussed the “no nuisance” provision. By consensus it was agreed the provision should include reference to parking, and idling vehicles.
- The “burden of proof” provision was reviewed and discussed. No change.
- The “enforcement” provision was reviewed and discussed. No change.
- The “notice of violation” provision was reviewed and discussed. No change.
- The “penalties” provision was reviewed and discussed. No change.
- The “severability” provision was reviewed and discussed. No change.
- W. Wilson opened the meeting to public input.
- S. Caccivio asked for clarification regarding a food truck parked on public street vs. private property. J. Coulon said the parked and idling truck was subject to a Nahant bylaw which prohibits this activity.
- S. Jolian asked for a definition of “abutter”. W. Wilson described the process for identifying an abutter.
- S. Viviano suggested a list of guidelines to be presented to STR guests. It was determined that this is already addressed.
- M. Hladikova described a list of additional minimum requirements that may include quiet hours, etc. that she has seen in other She will draft and submit recommendations for review.
- S. Viviano asked about rules for additional home features like swimming pools and hot tubs. It was decided that home features be restricted to those directly related to habitation purposes only J. Coulon recommended that the operator be required to accept or exclude pools and/or hot-tubs as part of the STR. If accepted then a permit must be issued by the Town of Nahant.
- A discussion of trash management added specific requirements suggested by J. Coulon.
- Owner adjacent record requirements were reviewed and discussed. No change.
- M. Hladikova asked about the liability insurance requirement. No change.
- C. Long asked about STR trash fees. D. Skrip advised that STRs could be pay at a commercial rate rather than a residential rate. No change was recommended.
- C. Whitlock offered his opinion that STR guests do not generate much trash.

- S. Caccivio asked if the committee had a position on non-owner occupied, owner adjacent, and owner occupied STRs. She was advised the STR committee has no recommendation at this time.
- M. Hladikova offered her opinion that STR guests generate very little trash. Committee consensus that there is no need to take action on trash fees at this time.
- Next meeting scheduled for Tuesday November 15th rather than November 8th to avoid election day traffic.
- Motion to adjourn (Coulon/Tibbo– unanimous roll call vote in favor) 8:06 P.M.

Respectfully submitted by Rob Tibbo *as approved during the STRC Meeting on* November 22, 2022