**Town of Nahant**

**Short Term Rental Committee**

**Meeting Minutes**

**Tuesday April 26, 2022 at 6:00 p.m. via Zoom**

**Present:**

**Wayne Wilson: Building Inspector, Committee Chair**

**Marie Hladikova, Committee Vice-Chair**

**Robert Tibbo, Committee Secretary**

**John Coulon, Health Officer**

**Absent: Steve Viviano, Planning Board**

* The meeting was called to order at 6:02 P.M. by W. Wilson
* Minutes for the April 12th meeting were reviewed and approved with the following amendments: Remove the apostrophe from STRs. Also, change reference to MA state pool code revision to “being revised” to say that a pool included with STR dwelling unit or if rented alone must have a permit (Unanimous roll call vote in favor).
* W. Wilson suggested the committee begin making decisions regarding items in the “working draft”.
* J. Coulon asked if the committee’s directive per town meeting was to make STRs legal or explore the issue and report back to 2022 town meeting.
* W. Wilson said we needed a list of regulations to control Short Term Rentals
* R. Tibbo read Article 28 from the 2021 Nahant Town Meeting for clarification.
* The group agreed that there is a lot of latitude in how to approach the issue
* There was a general discussion of different issues involved in developing recommendations.
* J. Coulon recommended that a specific reference be added to describe the state building code used as a guideline for STR compliance. He further added that specific code reference also helps to identify which code enforcement officer has authority over a given matter.
* There was a general discussion of inspections for license issue and renewal. Frequency of renewal was a specific point of the discussion.
* W. Wilson responded to a question regarding a non-hosted STR.
* There was discussion regarding the number of bedrooms allowed in an host occupied STR and whether or not the host should be allowed to be away for up to seven days.
* License renewal was discussed further with one-year renewals considered too frequent and five-year renewals not frequent enough.
* R. Tibbo submitted suggestions to the committee for consideration:
  + License limited to Nahant residents (Nahant is their primary residence)
  + Limit the number of STR licenses in Nahant
  + Limit the number of licenses per street
  + Abutters must be notified of and invited to a license application hearing. M. Hladikova suggested that scheduling hearings takes a lot of work and suggested that a hearing should be scheduled if there is a property that breaks rules such as hosts a lot of parties.
  + STR license for non-hosted multi-family building with three or more units must be limited to no more than 25% of the total units.
* There was discussion of the need for hard-wired and interconnected smoke detectors in all STR rentals and Nahant’s unique need for elevated smoke and fire notification systems. M. Hladikova mentioned that if hard-wired and interconnected smoke detectors are a necessity, these need to be implemented for the entire town.
* There was a discussion about a property that has large number of rooms and R. Tibbo asked if our fire department would be able to handle a fire emergency on their own or would need help from the surrounding towns.
* W. Wilson asked for community input.
  + Comment from Allan Tassel regarding advantages related to limiting the scope of what can happen as result of the town permitting STRs in residential zones. He mentioned limiting the number of licenses as an example of what residents might find acceptable.
  + Michelle Capano asked about sprinkler protection systems. She also asked whether Nahant would need an additional classification for short term rental. She suggested that there should be additional “guardrails” for commercial use (weddings, retreats) of STR property. She also mentioned her opinion that the population of Nahant increases by 10% with short-term rentals and we may need to hire additional fire fighter. She provided 4th of July as an example of the increase in visitors to Nahant. M. Hladikova explained that when single family houses or apartments are not listed as short-term rentals, the property will likely be listed as a long-term rental or sold and there will be permanent residents living in the property every day.

Sue Jolian asked about how STRs can be allowed without disrupting the town’s culture. She also asked how these rules will impact the Country Club. W. Wilson responded that they have a lodging license and these rules will not impact them. Ms. Jolian also mentioned that she is a frequent user of short-term rentals, likes staying at short-term rentals but supports rule development for Nahant.

* Motion to adjourn (Tibbo/Coulon – unanimous roll call vote in favor) 7:25 P.M.

Respectfully submitted by Robert W. Tibbo