

**Town of Nahant
Short Term Rental Committee
Meeting Minutes
Tuesday June 7, 2022 at 7:00 p.m.
Nahant Town Hall, Main Hall**

Present:

Wayne Wilson: Building Inspector, Committee Chair

Robert Tibbo, Committee Secretary

Steve Viviano, Planning Board

Not Present:

Marie Hladikova, Committee Vice-Chair

John Coulon, Health Officer

- The meeting was called to order at 7:05 P.M. by W. Wilson
- Minutes for the May 24th meeting were reviewed and approved (Tibbo/Viviano. Unanimous roll call vote in favor).
- W. Wilson discussed STR regulations in Hull, Revere, Provincetown, and Barnstable.
- R. Tibbo read STR regulations currently used in Newton and suggested Nahant's should include the same provisions.
- S. Viviano compared short term rentals to regular market rentals. He stated that rentals do not change based on duration.
- There was general debate on how to move forward.
- There was further debate on long term vs. short term rentals.
- Discussion of number of people allowed per bedroom
- The committee discussed limits on the number of guests in a house.
- W. Wilson opened the meeting for public input.
- J. Dolan wants regulations that are appropriate for Nahant. Must define STR. Mentioned that Mashpee has an inspector. Said AirBnB and VRBO do a good job with registrations. Was interested that Nahant could potentially collect \$100,000.00 or more per year.
- Greg Hayward described problems with an STR on Wilson Road. Does not want the town to become a hotel.
- Rebecca Flacke asked if the host must live at the residence. W. Wilson responded that this has not been decided.
- Mark Clark commented on how his neighborhood has changed as result of two STRS currently operating on his street. He also stated that pedophiles do not need to register with the Nahant police due to the short stay.
- Jane Delorea said that she likes AirBnB and VRBO but is very concerned with how many will be in Nahant.
- Terry Clark asked if Nahant has sufficient police/fire to handle any short term increase in population resulting from STRs. How much will Nahant actually increase revenues after deducting additional costs in managing them? Can the number of licenses be limited? Should there be other limits?
- Eric Kirton asked about life safety code related structural changes that must occur as result of the change of use (residential occupancy to transient occupancy).
- Greg Hayward mentioned possible legal action against Wilson Road STR that is causing neighborhood problems.
- T. Barletta clarified the STR Committee goals and objective to the audience.
- Al Tassel said that STRs should not be allowed in Nahant.
- Anna Cox said she does not like STRs in Nahant.
- Danny O'Connor said he is concerned with increased automobile parking resulting from STRs.

- Motion to adjourn at 9:15 P.M. (Tibbo/Viviano – unanimous roll call vote in favor)

Respectfully submitted by Rob Tibbo *as approved during the STRC Meeting on June 21, 2022*