

**Town of Nahant
Short Term Rental Committee
Meeting Minutes
Tuesday May 24, 2022**

Present:

Wayne Wilson: Building Inspector, Committee Chair

Robert Tibbo, Committee Secretary

John Coulon, Health Officer

Steve Viviano, Planning Board

Not Present:

Marie Hladikova, Committee Vice-Chair

- The meeting was called to order at 6:02 P.M. by W. Wilson
- Minutes for the May 10th meeting were reviewed and approved (Coulon/Tibbo-Unanimous roll call vote in favor).
- W. Wilson stated his opinion that we should be creating a final draft. Wants discussion to include what should and should not be included in STR regulation
- J. Coulon said an essential part of regulations would include reference to building and health codes. He also mentioned regulations must include what is required from a local standpoint.
- W. Wilson believes the current bylaw allowing two guests is irrelevant to this issue. STR must be added to town zoning laws as an accessory use to be legal.
- R. Tibbo mentioned and displayed Use Regulation 4.01 Purpose and Intent – “Any use not listed herein is prohibited”.
- S. Viviano said he does not believe STR should be listed in bylaws or if so, then very broadly to capture most types of rentals.
- W. Wilson read part of SJC decision in Styller v. Zoning Board of Appeals of Lynnfield wherein the court considered STR use to be inconsistent with single family zoning and affirmed that it was operating in violation of existing Lynnfield Zoning bylaws.
- S. Viviano said we need to identify problems created by STRs in Nahant and that we must define STR in the town bylaws
- R. Tibbo said he is ready to start assembling a draft based on previous discussions but needs a decision on STR investment properties (no host present on site) as the Cambridge model does not include them.
- W. Wilson does not believe the decision to include/exclude STR investment properties will be up to this committee. He further stated that the decision should be made through a town meeting vote.
- W. Wilson said the committee needs to move to in-person meetings rather than ZOOM
- Lorraine Logan (?) asked if the public can attend in-person meetings.
- W. Wilson said he will find out if in-person meetings are currently allowed.
- Terry Clark asked if the number of STRs can be limited in town and within neighborhoods. She also asked how much the town receives through the STR state tax.
- S. Viviano said the town receives 6.25%. He also mentioned a conversation with the Town Administrator who believes the town has the potential to receive \$150,000 to \$200,000.00 per year.
- Annie Wachtel said her experience as a real estate agent in Nahant has revealed that people are often looking at a property offered for sale as a STR investment rather than as a family residence.
- Eric Kirton said two out of his six abutters are operating a STR.
- Annie Wachtel believes that home values are being impacted by STRs
- S. Viviano does not agree that values are affected

- Terry Clark asked if current infrastructure is sufficient to handle any increase in the number of people staying in town at STRs.
- Eric Kirton asked why STRs are occurring when they are not permitted in town zoning bylaws.
- W. Wilson said he has not been given direction on how to handle them
- S. Viviano said that STRs are currently viewed as residential.
- W. Wilson also said STRs evolved through new technology. Existing bylaws are not specific enough and the “we are catching up”.
- W. Wilson asked committee members to identify documents that relate to this subject and bring them to the next meeting.
- Motion to adjourn 7:01 P.M. (Viviano/Coulon – unanimous roll call vote in favor)

J

Respectfully submitted by Robert Tibbo *as approved at the STRC Meeting on June 7, 2022*