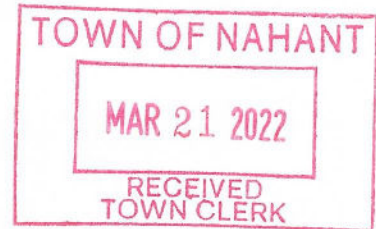


TOWN OF NAHANT

Planning Board

March 1, 2022



Dan Berman called the meeting to order at 6:07 pm, stating that the meeting was properly noticed, and called the roll of those members attending:

Daniel Berman, Chairman – Here

Calvin Hastings, Vice Chairman – Here

Sheila Hambleton – Here

Patrick O'Reilly – Here

J Shannon Bianchi – Not Present

Steven Viviano – Joined at 6:13

Rob Steinberg, Recording Secretary – Here

John Stabile (alternate member) – Here

Dan Berman first asked for approval of the February 15, 2022 minutes of the Planning Board. Cal so moved, seconded by Pat.

Daniel Berman, Chairman – Yes

Calvin Hastings, Vice Chairman – Yes

Sheila Hambleton – Yes

Patrick O'Reilly – Yes

J Shannon Bianchi – Not Present

Steven Viviano – Yes

Rob Steinberg, Recording Secretary – Yes

Dan first discussed the indexing administrative record for NU site plan review. Dan wants to get it ready for the meeting on March 15.

Dan then asked to review open projects. On the Short-Term Housing Committee, Steve reported Wayne Wilson was elected the Chair. He noted that the Committee reviewed rules for Newton and Cambridge on Airbnb. Steve noted the Committee meets the 2nd and 4th Tuesdays of the month. Steve also said that he is on the PB auxiliary housing committee.

Dan noted that we have multi-unit buildings (including Bass Point) and we need some rules even though we don't have zoning for them. Dan said Newton and Cambridge have annual events such as graduations, and there is a need for housing for those events, and that Nahant doesn't have that issue, so their rules are not necessarily applicable.

Steve said that the cons with Airbnb's is concern for excess trash generation as well as noise and parking. Steve said that the Board of Health should regulate the former and police the latter, and the Committee may intervene if it gets out of balance. Steve said the pro's of Airbnb's is that they are good

for business owners (and generates taxes) and property owners like it. Steve said that we have event venues but no lodging so Airbnb's are helpful to these venues. Potential restrictions, Steve suggested, are that the owner has to live on the premises (so people don't start their own hotel in multi-family units). Limits on use of dwelling (number of guests, etc.) for Airbnb's as well as parking permission will also be considered to limit impact.

Dan suggested looking at rules of Airbnb competitor companies. Dan suggested that rooms for Airbnb's must meet the same requirements as rental apartments (e.g., smoke detector in the bedroom) and have a certain amount of natural light as well as windows of sufficient size and correct height for emergency egress. Dan said the parking permit from Town Hall idea for Airbnb guests was interesting. Dan said that the room must meet current code and not be grandfathered. Pat said there is a need for an inspection that fire and safety requirements are met.

Dan said requiring the owner be present is critical because the tenants of a long-term lease have a stake in the premises whereas short-term renters don't. Dan said there should be a limit on how many guests per building at any one time. Dan said Airbnb businesses should pay for commercial and not residential trash. Steve noted that the trashmen take limited amounts of trash, but if an Airbnb owner is consistently over trash limits, it needs to pay more. Sheila said the Town reviews the standard trash fee carefully for different type of units. She said she will code differently for Airbnb residents once she knows what properties are Airbnb's.

Dan asked about the status of the auxiliary housing subcommittee. Pat said the subcommittee hasn't met. Dan asked that a meeting be scheduled, and a draft be prepared for discussion.

Dan then asked about the marijuana by-law and Rob noted that Shannon is of the opinion that we should not have a more restrictive by-law. Dan noted that Southbridge has a comprehensive by-law. Steve said if we have a list of rules and regulations does that mean we don't have the right to tell a person our thoughts. Dan noted that the marijuana store proponent would have to go before the PB for a special permit, and that we want to have guidelines for that judgment. We want rules for what kind of facility we want to allow, and these rules are subject to review by the Attorney General. The PB can issue regulations and then propose a revised by-law. There are many requirements in the state statute. Rob said he would put together a list of possible requirements and restrictions for the next meeting.

Dan then turned to the annual report which was going to be put together by Sheila and Cal. Cal said it is to be a list of accomplishments of the PB. Sheila said she would put something together.

Dan said the new item on the agenda is that there is a metropolitan planning council meeting on the stretch energy code and a new net zero option to benefit climate. Stretch code requirements, for example, will meet high efficiency ratings such as for insulation, windows, and appliances. Steve noted that the purpose is to promote highly energy efficient housing. Dan asked if we need to worry about it as a PB. Steve said it is more in the Building Inspector's court.

Finally, Dan turned to administrative matters. Dan asked if anyone pulled papers for Steve's seat and his seat. John Stabile said he took out papers to become a candidate. Dan reported that we have resolved

the issue of video recording by having Tony post links to the video recording to the Town website, and you could only access that recording through the Town website and not directly through youtube.

Dan stated that we would postpone the planned executive session until the next scheduled Planning Board meeting (March 15th).

Dan then asked for a motion to adjourn the meeting. Sheila so moved, seconded by Cal. The vote was as follows:

Daniel Berman, Chairman – yes

Calvin Hastings, Vice Chairman – yes

Sheila Hambleton – yes

Patrick O'Reilly – yes

J Shannon Bianchi – Not present

Steven Viviano – yes

Rob Steinberg, Recording Secretary – yes

Meeting adjourned at 7:21 pm.

Meeting Minutes prepared by Recording Secretary Rob Steinberg.

Approved by Planning Board on March 15, 2022.