

**Town of Nahant
Short Term Rental Committee
Meeting Minutes
Tuesday December 6, 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

Steve Viviano, Planning Board

Not Present:

John Coulon, Health Officer

- The meeting was called to order at 7:06 P.M. by W. Wilson
- Minutes for the November 22, 2022 meeting were reviewed and approved (R. Tibbo/S.Viviano - Unanimous roll call vote in favor).
- W. Wilson asked for comments regarding a Special Permit requirement for Short Term Rentals allowed as a principle use.
- R. Tibbo said most local communities exclude non-owner-occupied short-term rentals. If allowed by Nahant then a special permit should be required.
- W. Wilson reviewed requirements for Salem MA that restrict non-owner occupied STRs to Special Permit only and further restrict non-owner-occupied units to those existing as of June 15, 2019. He further mentioned that Saugus and Lynnfield also require a special permit and that Lynn does not allow non-owner-occupied short-term rentals.
- S. Viviano said that Revere does allow non-owner occupied. R. Tibbo and W. Wilson both mentioned that the Revere STR ordinance excludes non-owner occupied. R. Tibbo agreed that Revere is not currently following the city ordinance that excludes non-owner occupied STRs.
- S. Viviano said that Swampscott and Marblehead have no STR rules. RWT disagreed and described the Swampscott Tourist Lodging Overlay District.
- M. Hladikova does not believe every town around Nahant has the non-owner-occupied requirement.
- R.Tibbo suggested that Nahant becomes a target for investors even if only most towns have the non-owner occupied exclusion.
- There was a discussion of STRs in Nahant.
- S. Viviano announced that the Planning Board has released their recommendations for Nahant STRs.
- W. Wilson asked S. Viviano to read the Planning Board letter as not all STRC members received a copy.
- S. Viviano read the Planning Board letter in its entirety.
- There was a general discussion of the Planning Board letter.
- There was a general discussion of the effectiveness of the Nahant town zoning bylaw when attempting to regulate activities in Nahant. The discussion included mention of building code violations with respect to illegal apartments discovered in approximately 70 buildings.
- D. Skrip commented on civil and criminal law methods to assist rule enforcement.
- There was additional discussion regarding the need to require a special permit.
- W. Wilson suggested the committee plan to vote on the Special Permit requirement at the next meeting.
- W. Wilson opened the meeting to public input.

- E. Kirton supports the special permit requirement. He also asked for more information on what non-owner-occupied means
- K.A. Collins supports owner occupied STRs rather than applying a special permit compromise.
- C. Merrill said he has experience with property disputes in court and believes enforcement rules will be effective. He supports the recommendations submitted by the Planning Board.
- W. Wilson outlined issues currently pending that must be addressed by the STRC prior to the Nahant Town Meeting.
- S. Caccivio thanked the STRC for its efforts.
- Motion to adjourn (R.Tibbo/S. Viviano – unanimous roll call vote in favor) 8:15 P.M.

Respectfully submitted by Rob Tibbo *as approved during the STRC Meeting on* **January 10, 2023**