

**Town of Nahant
Short Term Rental Committee
Meeting Minutes
Tuesday September 27, 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 (Joined meeting at 7:06 p.m.)

Not present: John Coulon

- The meeting was called to order at 7:02 P.M. by W. Wilson
- The reading and approval of Minutes for the September 13th meeting was postponed until the next meeting of the full committee.
- It was agreed by consensus that the STR definition will match the definition found in MGL 64G.

"Short-term rental", an owner-occupied, tenant-occupied or non-owner occupied property including, but not limited to, an apartment, house, cottage, condominium or a furnished accommodation that is not a hotel, motel, lodging house or bed and breakfast establishment, where: (i) at least 1 room or unit is rented to an occupant or sub-occupant; and (ii) all accommodations are reserved in advance; provided, however, that a private owner-occupied property shall be considered a single unit if leased or rented as such."

- W. Wilson reviewed several sections of the current Nahant Zoning Bylaw.
- The committee discussed and agreed by consensus that Section 4.05 must be modified to exclude boats, motor homes, campers, and tents, etc.
- W. Wilson recommended that Section 4.06 Renting of Rooms To Roomers or Lodgers be further clarified by stating that Short Term rentals are not included.
- W. Wilson recommended that the existing bylaw for Home Occupations remain unchanged.
- W. Wilson reviewed existing Accessory Use Section A. No change was recommended. There was discussion whether STR language should be added to Section B or have its own "Section D".
- There was a general discussion of short term and long-term rentals with respect to whether they are considered business use or non-business use.
- W. Wilson mentioned a possible "owner-adjacent" option.
- There was a general discussion of draft bylaws.
- M. Hladikova said the committee needs to start voting. Decisions must be made in order for the committee to move forward.
- S. Viviano believes people just want rules to guide STRs rather than restrictions on who can and can not have them. He believes the town acceptance of the STR tax demonstrates recognition that STRs are operating in town.
- W. Wilson said that Nahant currently does not recognize STRs in the Zoning Bylaw. There was discussion of a complaint concerning a property located on Pleasant street.
- There was discussion of the need to add STRs to Table 1 - Table Of Use Regulations in Section 4.13
- There was a discussion of bylaws and regulations and what can or should be added to the Nahant Zoning Bylaw
- S. Viviano said the number of STRs probably should be capped.
- There was a general discussion of how to limit the number of licenses.
- R. Tibbo said the committee needs to vote on key issues in order to move forward.

- S. Viviano talked about how rules change as technology and society moves forward.
- R. Tibbo shared his opinion that STR operators started their business regardless of the absence of any authorization in the Table of Use Regulations and without filing a permit request to change the residential occupancy and use to a transient use.
- There was discussion of Nahant having seasonal rentals for many years that were similar in some respects to the current STR rentals
- S. Viviano said rentals for business use are not treated the same as short term vacation rentals.
- A decision was made by consensus that will add STRs to the Table Of Use Regulations. Specifics on what will and will not be allowed in districts will be decided at a later date.
- M. Hladikova said that votes are necessary for the committee to move forward.
- S. Viviano mentioned that Revere allows whole house rentals if the owner lives in Revere.
- M. Hladikova talked about a Pittsburg incident and how the city requires that a local agent be available to immediately respond to complaints.
- S. Viviano talked about Facebook posts by STR operators and issues with Revere STRs
- W. Wilson opened the meeting for public input.
- S. Caccivio described ongoing problems with a Maolis Road property. The issues have been reported to Nahant Police. She also provided Nahant STR rental data available through the AIRdna web site.
- D. Skrip recommended the committee use “owner occupied” and “non-owner occupied” in place of “Principle Use” and “Accessory Use” to make discussions easier to understand.
- S. Viviano and M. Hladikova discussed the need to have a local agent in town to handle complaints.
- The committee agreed to hold the next meeting on October 11th.
- D. Skrip said the discussion of changing the Table of Use was productive
- Motion to adjourn (Wilson/Viviano – unanimous roll call vote in favor) 8:35 P.M.

Respectfully submitted by Rob Tibbo *as approved during the STRC Meeting on October 11, 2022*