



**TOWN OF NAHANT
Advisory and Finance Committee**

Members

Robert Vanderslice, Chair
Julie Tarmy, Secretary
Peter Barba
Barbara Beatty
Dan McMackin
Dana Sheehan
Deborah Warren
Judy Zahora

Meeting Minutes Thursday, February 2, 2023 via Zoom.

Members Present: Barba, Beatty, McMackin, Sheehan, Tarmy, Vanderslice, Warren

Members Absent: none

Others Present: W. Wilson, J. Lewis, A. Nieto, K. Marden, A. Barletta, R. Steinberg, M. Capano, 617-233-8600, 617-365-0149

Meeting called to order: 6:35 p.m.

Tarmy stated that she would be recording this meeting to use for minutes transcribing. Question was asked if we need to provide traditional minutes if we are recording through Zoom. The answer from Barletta was yes. We could transcribe from Zoom, but the video is not always available quickly.

Lengthy discussion on short-term rentals (STRs). Wilson stated that the Short-Term Rental Committee (STRC) was about a week away from being done with its proposal. They would be suggestion several Zoning by-law amendments and one General by-law amendment. Very important to establish rules and regulations for STRs. Discussed limiting number of STRs to 4% of available units or 60 total. Proposing three categories of STRs: **owner occupied; owner adjacent; not-owner occupied (owner does not live in town)**. All would have to register with State. Currently, Nahant has 43 registered units, of which about 25 are 'active'. Not-owner occupied would require a special permit. STRC has looked at procedures on STRs in several Massachusetts coastal communities for guidance. (For details, please refer to Zoom recording available on Town Website).

Zahora stated for the record that, 'There should be no impact to Town Resources.'

For Town Meeting purposes, any STR article would recommend a change to general Bylaws to include the 4% of STRs; change in Zoning bylaws to incorporate definitions pertaining to STRs; clarify current bylaw about renting a room to lodgers – over 31 days – STRs would be less than 31 days; Editing table of use to include three categories of STRs.

Barletta stated that Town Counsel D. Scrip has been in all the meetings, conferring with Moderator about how this will appear in the Warrant. The goal is to do this as one by-law if possible, to allow both parts to pass/fail as one. Added wrinkle is the expected Citizen's Petition on STRs, which would not call for a special permit for not-owner occupied. Ideal to have Citizen Petition author meet with STRC. Not known at this time who the author is. Barletta will attempt to bring both groups together. These articles will trigger the need for Planning Board review.

Brief discussion on size of Warrant and mode of delivery. Book goes to print by April 14th.

Brief discussion on status of Coast Guard Housing and possible payment on loan principle.

Approval of Minutes: **Motion by McMackin to approve minutes of July 14, 2022, second by Beatty; 4 ayes, 1 abstain. Motion passes.**



**TOWN OF NAHANT
Advisory and Finance Committee**

Members

Robert Vanderslice, Chair
Julie Tarmy, Secretary
Peter Barba
Barbara Beatty
Dan McMackin
Dana Sheehan
Deborah Warren
Judy Zahora

Motion by McMackin to approve minutes of September 29/October 28, 2022 (interrupted meeting due to power failure), second by Zahora; 7 ayes, 1 abstain; motion passes.

Motion by Zahora to approve minutes of December 1, 2022, second by Barba; 6 ayes, 2 abstain; motion passes.

Motion by Zahora to approved minutes of January 5, 2023, second by Barba; 6 ayes, 2 abstain; motion passes.

Public Forum: J. Lewis asked A. Nieto if for FY 2024, for Coast Guard loan, would you budget \$1.4M to Debt Exclusion? Answer from A. Nieto was no, because it was not originally voted as a debt exclusion.

Motion to adjourn by Zahora, second by Beatty, unanimous ayes.

Meeting Adjourned at 8:38 p.m.

For additional information/details, please refer to the Zoom Video posted to the Town Website.

Respectfully submitted and approved by Tarmy on February 16, 2023
Submitted to Clerk by Julie Tarmy on February 22, 2023.