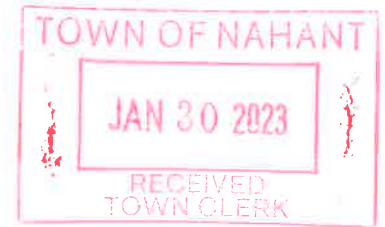


**TOWN OF NAHANT
CITIZEN PETITION FORM**



Please submit the petition below with the required number of signatures to the Nahant Town Clerk's Office on or before January 31, 2023

Annual Town Meeting – 10 Certified Signatures

Special Town Meeting – 100 Certified Signatures

Please note: getting more than the required number of signatures is recommended as some of the signatures you get may not be certified as a registered voter of the Town of Nahant.

Warrant Article (Title and language.)

Short Term Rental Dwelling Units: To see if the Town will vote to adopt the following By-law to address Short Term Rental Dwelling Units:

I. Preface

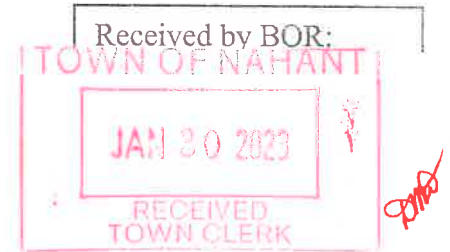
In recognition that short term housing rentals provide both benefits and costs to the community, the Town wishes to create by-laws and regulations to balance the right of property owners to make reasonable use of their property while establishing rules that mitigate the risk of negative impact on neighborhoods. The rules should not be unreasonably restrictive that people who may want or need to rent their homes (and can benefit from short term housing rentals because difficulties with long term rentals and fluctuations in the housing markets) would be unable to pay property taxes or other expenses, yet also simultaneously must address (1) real health, safety, and nuisance concerns and (2) zoning restraints so that we minimize the risk of disruptions that can be caused by short term housing rentals.

II. Definitions

(a) **Short Term Housing Rental:** A rental reserved in advance to one guest party of at least one (1) bedroom in a residential dwelling or one complete residential dwelling for a minimum of two (2)

We, the undersigned registered voters of Nahant, do hereby petition the Board of Selectmen pursuant to MGL Ch. 39, S. 10 to include the above Article in the Warrant of the next Annual Town Meeting

**TOWN OF NAHANT
CITIZEN PETITION FORM**



Please submit the petition below with the required number of signatures to the Nahant Town Clerk's Office on or before January 31, 2023

Annual Town Meeting – 10 Certified Signatures

Special Town Meeting – 100 Certified Signatures

Please note: getting more than the required number of signatures is recommended as some of the signatures you get may not be certified as a registered voter of the Town of Nahant.

Warrant Article (Title and language.)

consecutive nights but no more than thirty-one (31) days. Such dwelling unit does not require occupation by the owner-operator as a primary residence or otherwise. The maximum occupancy should be set at one (1) more than twice the number of bedrooms (e.g., five (5) for a two (2) bedroom unit) based on the bedroom count registered in the assessors' records (legal bedrooms) and shall include accessory units. Occupants aged two (2) years or older shall be counted in this limit. Daily visitors in addition to registered guests (e.g., nonregistered guest visitors for a meal) in the dwelling unit is limited to five (5) persons.

(b) Residential Dwelling: A one-family or two-family dwelling as defined by the Zoning By-Laws but excluding: congregate living complex; elderly housing; group residence; homeless shelter; orphanage; temporary dwelling structure; transitional housing; hotel; motel; executive suite; lodging house; rooming house.

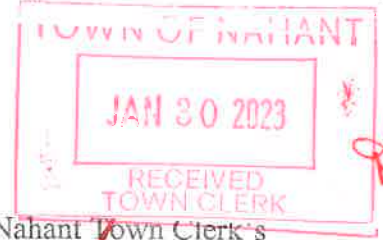
III. Location of Short Term Housing Rentals

Short term housing rentals are permitted in residential and business areas to the extent the use does not impinge on Protected Areas. Furthermore, short term housing rentals should be added to the Table of Uses in the Zoning By-Laws.

We, the undersigned registered voters of Nahant, do hereby petition the Board of Selectmen pursuant to MGL Ch. 39, S. 10 to include the above Article in the Warrant of the next Annual Town Meeting

**TOWN OF NAHANT
CITIZEN PETITION FORM**

Received by BOR:



Please submit the petition below with the required number of signatures to the Nahant Town Clerk's Office on or before January 31, 2023

Annual Town Meeting – 10 Certified Signatures

Special Town Meeting – 100 Certified Signatures

Please note: getting more than the required number of signatures is recommended as some of the signatures you get may not be certified as a registered voter of the Town of Nahant.

Warrant Article (Title and language.)

IV. Class and Number of Permits

(a) At no point shall the total number of short term housing rentals exceed 4% of the total dwelling unit stock in the Town. Property owners may only operate one (1) property as a short term housing rental unless already operating multiple properties as short term housing rentals prior to the effective date of this By-Law, in which case the properties may be allowed to continue to operate as short term housing rentals. Additionally, if the total number of short term housing rentals has not exceeded 5% of the total dwelling unit stock in the Town, then a property owner may apply for additional permits up to a maximum of three (3) total permits.

(b) An LLC or Trust shall be allowed to hold a permit only if the shareholders or members of the said LLC or Trust are natural persons. Such natural persons shall be listed on the permit application.

(c) A rental tenant shall not offer a rental unit as a short term housing rental. Owners of rental units that are below market rate or have income restrictions or are otherwise subject to housing or rental assistance or deemed affordable housing shall not be allowed to own or operate short term housing rentals.

(d) Permits shall be issued fairly and equitably from applicants who meet the permit requirements or have had more than 14 days of short-term rentals under a permit for the prior year.

We, the undersigned registered voters of Nahant, do hereby petition the Board of Selectmen pursuant to MGL Ch. 39, S. 10 to include the above Article in the Warrant of the next Annual Town Meeting

**TOWN OF NAHANT
CITIZEN PETITION FORM**



Please submit the petition below with the required number of signatures to the Nahant Town Clerk's Office on or before January 31, 2023

Annual Town Meeting – 10 Certified Signatures

Special Town Meeting – 100 Certified Signatures

Please note: getting more than the required number of signatures is recommended as some of the signatures you get may not be certified as a registered voter of the Town of Nahant.

Warrant Article (Title and language.)

V. Requirements of Short Term Housing Rentals

(a) Compliance. No short term housing rental shall be offered except in compliance with the provisions of this By-Law.

(b) Registration. Owners of any short term housing rental located in the Town of Nahant must register with the Town in accordance with Section III of this By-Law.

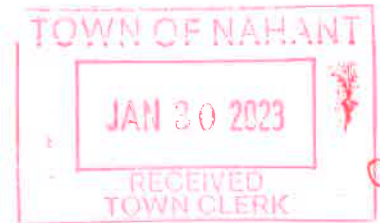
(c) Annual Certification. All owners must file annually by January 31 with the Town a sworn certification attesting to continued compliance with the requirements of this article and all applicable public safety codes.

(d) Notice to Abutters. All owners must notify via hand delivery and certified mail all abutters to the residential dwelling of the registration of the residential dwelling as a short term housing rental within thirty (30) days of registration and subsequent annual certification including contact information of the owner, operating manager (if applicable), the owner's state registration number, and a reference to this By-Law.

(e) Outstanding Code Enforcement. Owners are prohibited from offering a short term housing rental if
(i) the residential dwelling is subject to any outstanding building, electrical, plumbing, mechanical, fire, health, housing, sanitation, noise, or zoning code enforcement (including notices of violation, notices of

We, the undersigned registered voters of Nahant, do hereby petition the Board of Selectmen pursuant to MGL Ch. 39, S. 10 to include the above Article in the Warrant of the next Annual Town Meeting

**TOWN OF NAHANT
CITIZEN PETITION FORM**



Please submit the petition below with the required number of signatures to the Nahant Town Clerk's Office on or before January 31, 2023

Annual Town Meeting – 10 Certified Signatures

Special Town Meeting – 100 Certified Signatures

Please note: getting more than the required number of signatures is recommended as some of the signatures you get may not be certified as a registered voter of the Town of Nahant.

Warrant Article (Title and language.)

cure, orders of abatement, cease and desist orders, and corrective actions), (ii) there exist outstanding building permits allowing work on the property in the unit be rented, or (iii) there are unpaid taxes, fees (including water, sewer, and trash), or assessments related to the property.

(f) Code Violations. Should a residential dwelling receive at least three code violations within any twelve (12) month period then it will be ineligible to be offered as a short term housing rental for a period of six (6) months from reasonable notice of the third violation.

VI. Registration Requirements

Owners must register with the Town prior to occupancy of any short term housing rental that commences after January 1, 2023 the following:

(a) State Certificate. A copy of the certificate of registration issued in accordance with Massachusetts General Laws Chapter 62C, Section 67.

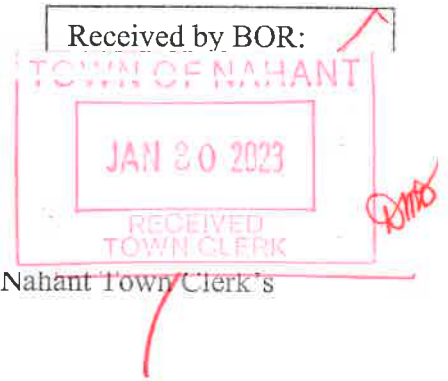
(b) Owner Affidavit. A completed affidavit containing the following information:

(1) Contact information of Owner and, if applicable, the contact information of the operating manager residing in the Town and appointed by the Owner in accordance with section (f) below;

(2) Proof of Residence (see section (f) below);

We, the undersigned registered voters of Nahant, do hereby petition the Board of Selectmen pursuant to MGL Ch. 39, S. 10 to include the above Article in the Warrant of the next Annual Town Meeting

TOWN OF NAHANT CITIZEN PETITION FORM



Please submit the petition below with the required number of signatures to the Nahant Town Clerk's Office on or before January 31, 2023

Annual Town Meeting – 10 Certified Signatures

Special Town Meeting – 100 Certified Signatures

Please note: getting more than the required number of signatures is recommended as some of the signatures you get may not be certified as a registered voter of the Town of Nahant.

Warrant Article (Title and language.)

(3) Confirmation that there is no code enforcement or building permits.

(c) Smoke Detector and Carbon Monoxide Certificate of Compliance. All short term housing rentals must comply with the applicable smoke detector and carbon monoxide requirements for residential units set forth in Massachusetts General Laws Chapter 148, Section 26E. Owners must schedule an inspection with the Fire Department and receive a Certificate of Compliance indicating that the property meets the smoke detector and carbon monoxide requirements prior to occupancy commencing after January 1, 2023.

(d) House Rules. A copy of the House Rules required to be posted and distributed in accordance with section VIII below.

(e) Registration Filing Fee. At the time of registration, Owners must pay a filing fee of \$500 to the Town.

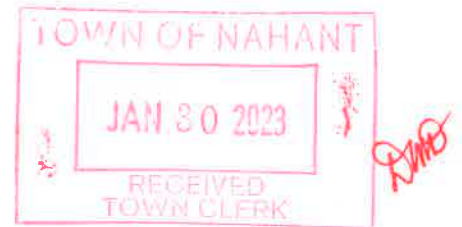
(f) Appointment of Operating Manager. A non-resident owner must appoint a local operating manager residing in the Town when registering a short term housing rental.

VII. Inspections

The Town may conduct inspections of any short term housing rental as may be required to ensure safety and compliance with all applicable ordinances and local, state, and federal codes, including but

We, the undersigned registered voters of Nahant, do hereby petition the Board of Selectmen pursuant to MGL Ch. 39, S. 10 to include the above Article in the Warrant of the next Annual Town Meeting

**TOWN OF NAHANT
CITIZEN PETITION FORM**



Please submit the petition below with the required number of signatures to the Nahant Town Clerk's Office on or before January 31, 2023

Annual Town Meeting – 10 Certified Signatures

Special Town Meeting – 100 Certified Signatures

Please note: getting more than the required number of signatures is recommended as some of the signatures you get may not be certified as a registered voter of the Town of Nahant.

Warrant Article (Title and language.)

limited to the provisions of this article. All inspecting departments shall keep records of inspections and visits to the property throughout each year.

VIII. Responsibilities of Owners

(a) General Responsibility. The Owner shall be responsible for the proper supervision, operation, and maintenance of the short term housing rental in accordance with the requirements of this By-Law and all other pertinent laws, regulations, and codes. The Owner shall also be responsible for the behavior and activity of guests that results in a violation of this ordinance. The appointment of an agent shall in no way relieve the Owner from responsibility for full compliance with the law.

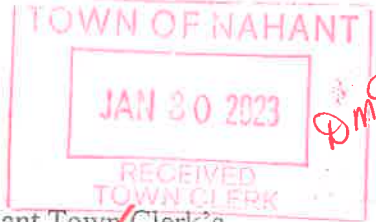
(b) No Nuisance. Short terms housing rentals shall not result in the disruption of the peace, tranquility, or safety of the immediate residential neighborhood through the production of noise, vibration, light, glare, trash, fumes, odors, traffic, parking congestion, or any other nuisance beyond that which normally occurs in the immediate residential area, including no disruptive noise, outdoor activities, or other disturbances between the hours of 10pm to 8am. Owners shall respond no later than two (2) hours of notification of a disruption and failure to respond may lead to immediate termination of the permit.

(c) Compliance with Town By-Laws and State and Local Laws. All short term housing rentals

We, the undersigned registered voters of Nahant, do hereby petition the Board of Selectmen pursuant to MGL Ch. 39, S. 10 to include the above Article in the Warrant of the next Annual Town Meeting

TOWN OF NAHANT CITIZEN PETITION FORM

Received by ROR



Please submit the petition below with the required number of signatures to the Nahant Town Clerk's Office on or before January 31, 2023

Annual Town Meeting – 10 Certified Signatures

Special Town Meeting – 100 Certified Signatures

Please note: getting more than the required number of signatures is recommended as some of the signatures you get may not be certified as a registered voter of the Town of Nahant.

Warrant Article (Title and language.)

shall comply with all applicable ordinances and local, state, and federal codes applying generally to residential dwellings in the Town.

(d) Commercial Events Prohibited. A short term housing rental property shall not be used for a commercial event during its occupancy as a short term housing rental. Commercial events include luncheons, banquets, parties, weddings, meetings, charitable fundraising, commercial or advertising activities, or other gatherings for direct or indirect compensation.

Signage. No signage is permitted indicating the dwelling unit(s) as a short term housing rental.

(e) Parking. Vehicle parking in excess of one on-site stall per bedroom are required to obtain an on-street parking pass from the Police Department for conspicuous display on the front dashboard.

Recreational vehicles, boats, commercial vehicles, and other vehicles that are not regularly used for passenger transportation of small groups are not permitted for off-street or on-street parking.

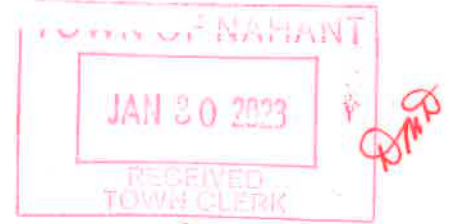
(f) Agreements with Occupants. Owners may not enter into any rental agreements that are inconsistent with the terms of this article.

(g) Minors. No short term housing rental shall be rented to any unemancipated person who is younger than eighteen (18) years of age.

(h) Occupant Registries. The owner of every short term housing rental must maintain, in permanent

We, the undersigned registered voters of Nahant, do hereby petition the Board of Selectmen pursuant to MGL Ch. 39, S. 10 to include the above Article in the Warrant of the next Annual Town Meeting

TOWN OF NAHANT CITIZEN PETITION FORM



Please submit the petition below with the required number of signatures to the Nahant Town Clerk's Office on or before January 31, 2023

Annual Town Meeting – 10 Certified Signatures

Special Town Meeting – 100 Certified Signatures

Please note: getting more than the required number of signatures is recommended as some of the signatures you get may not be certified as a registered voter of the Town of Nahant.

Warrant Article (Title and language.)

form, a registry log of occupants. It must include the contact information of the guest reserving the rental and dates of stay. The registry log must be available for inspection by the Town upon request.

(i) Fire Prevention Notice. Owners shall post in a visible place inside the residential dwelling information regarding the location of any fire extinguishers, gas shut off valves, fire exits and fire alarms in the dwelling.

(j) Notice of Registration. The Owners of every short term housing rental shall post in a prominent place within the rental the House Rules below as well as the certificate of registration with the Town. The Owner shall clearly display the Town registration number in all advertisements or notices of the short term housing rental, including online advertisements.

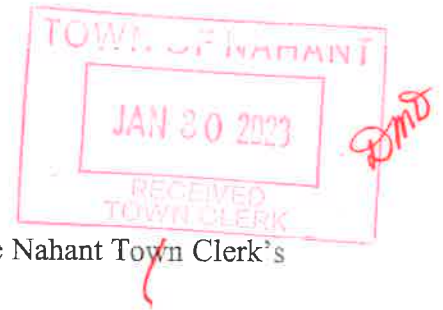
(k) House Rules. Owners shall institute House Rules to prevent the short term housing rental from being a cause of complaint to the Police Department or a cause of nuisance or annoyance to the neighbors or neighborhood.

(1) House Rules must make occupants aware of the Town's By-Laws and the Owner's policies, which shall be in writing. At a minimum, House Rules shall adequately address the following:

(i) Noise control, including use of audio equipment, excessive noise, or outdoor activities that may disturb the peace especially between the hours of 10pm to 8am;

We, the undersigned registered voters of Nahant, do hereby petition the Board of Selectmen pursuant to MGL Ch. 39, S. 10 to include the above Article in the Warrant of the next Annual Town Meeting

TOWN OF NAHANT CITIZEN PETITION FORM



Please submit the petition below with the required number of signatures to the Nahant Town Clerk's Office on or before January 31, 2023

Annual Town Meeting – 10 Certified Signatures

Special Town Meeting – 100 Certified Signatures

Please note: getting more than the required number of signatures is recommended as some of the signatures you get may not be certified as a registered voter of the Town of Nahant.

Warrant Article (Title and language.)

(ii) Adherence to laws regarding disorderly behavior;

(iii) Proper trash disposal;

(iv) Requiring leashing of dogs and waste disposal bags;

(v) Location of parking stalls on the property;

(vi) Neighborhood parking regulations and restrictions;

(vii) Occupancy limits according to the Town's By-Laws;

(vii) Any other provisions as may be required by the Town.

(2) Owners shall ensure all occupants are aware of the House Rules by distributing them

prior to the date of occupancy and posting them in a visible place.

(l) Egress and Access. Owners of short term housing rentals, classified as one-family or two

family dwellings for the building code, shall be responsible for ensuring that adequate egress is

provided in accordance with the the appropriate section of Massachusetts State Building Code, 780

CMR.

(m) Maintenance. The building and all parts thereof shall be kept in good general repair and properly maintained.

(n) Burden of Proof and Cooperation. The burden of proof is placed on the Owner to demonstrate

that they are operating within the limits of this By-Law. Owners must cooperate with any

We, the undersigned registered voters of Nahant, do hereby petition the Board of Selectmen pursuant to MGL Ch. 39, S. 10 to include the above Article in the Warrant of the next Annual Town Meeting

TOWN OF NAHANT CITIZEN PETITION FORM



Please submit the petition below with the required number of signatures to the Nahant Town Clerk's Office on or before January 31, 2023

Annual Town Meeting – 10 Certified Signatures

Special Town Meeting – 100 Certified Signatures

Please note: getting more than the required number of signatures is recommended as some of the signatures you get may not be certified as a registered voter of the Town of Nahant.

Warrant Article (Title and language.)

enforcement or investigation proceedings under this By-Law.

(O) False Information. Submission of false information shall constitute a violation of this By-Law.

(X) Enforcement, Violations, and Penalties.

(a) Enforcement. The Town shall be responsible for enforcement of this By-Law, including any rule or regulation promulgated hereunder, and shall institute all necessary administrative or legal action to assure compliance.

(b) Notice of Violation. The Town shall issue a written notice of any violation of this By-Law to the Owner. Said notice shall describe the prohibited condition and order that it be remedied within thirty (30) days of receipt of the notice.

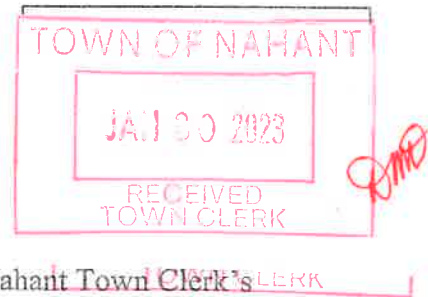
(c) Penalties. Any Owner who violates any provision of this ordinance shall be subject to suspension or termination of the certificate to operate a short term housing rental and a fine of not more than three hundred dollars (\$300.00) for each violation. Each day a violation occurs shall be a separate offense.

The Town shall notify the Massachusetts Commissioner of the Department of Revenue of all such suspensions or terminations.

(d) Violations of building, health, or fire code. Any action by the Town to suspend, terminate or issue

We, the undersigned registered voters of Nahant, do hereby petition the Board of Selectmen pursuant to MGL Ch. 39, S. 10 to include the above Article in the Warrant of the next Annual Town Meeting

**TOWN OF NAHANT
CITIZEN PETITION FORM**



Please submit the petition below with the required number of signatures to the Nahant Town Clerk's Office on or before January 31, 2023

Annual Town Meeting – 10 Certified Signatures

Special Town Meeting – 100 Certified Signatures

Please note: getting more than the required number of signatures is recommended as some of the signatures you get may not be certified as a registered voter of the Town of Nahant.

Warrant Article (Title and language.)

_____ fines under this section shall not bar any other separate action by any other violation enforcement.

_____ (e) Failure to Register. Any person who offers or operates a short term housing rental without first registering with the Town shall be fined three hundred dollars (\$300.00) per violation per day. Each day's failure to comply with a notice of violation or any other order shall constitute a separate violation.

_____ Nontransferable. Short term housing rental permits are not transferable and will terminate upon sale of the property.

_____ (f) Notification to safety authorities. The Police Department and Fire Department shall be provided the contact information of the owner and operating manager (if applicable).

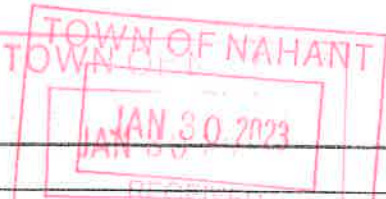
_____ X. Effective Date.

_____ The provisions of this Article IX shall take effect on January 1, 2024.

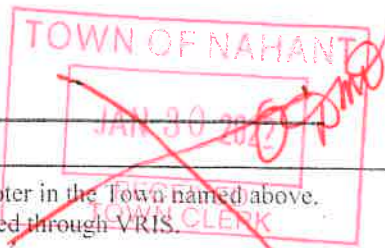
_____ XI. Severability.

_____ The provisions of this article are severable. If any provision, paragraph, sentence, or clause, of this article or the application thereof to any person, establishment, or circumstances shall be held invalid, such invalidity shall not affect the other provisions or application of this article.

We, the undersigned registered voters of Nahant, do hereby petition the Board of Selectmen pursuant to MGL Ch. 39, S. 10 to include the above Article in the Warrant of the next Annual Town Meeting



Town of Nahant



INSTRUCTIONS TO SIGNERS: For your signature to be certified, you must be a registered voter in the Town named above. SPOUSES MAY NOT SIGN FOR ONE ANOTHER. Signatures are verified through VRIS. **CLERK**

Check number)	Printed Name (Substantially as registered)	Signature (To be made in person, see instructions)	Residential Address (Street, number & apt.)
1	Rebecca Flacke	R. Flacke	345 Nahant Rd, Nahant MA
2	Rebecca DALPE	R. Dalpe	124 Castle Rd Nahant
3	Daniel J. Dolce	Daniel J. Dolce	124 Castle Rd, Nahant, MA
4	Cynthia A. Dalpe	Cynthia A Dalpe	40 Maple Ave Nahant, MA
5	Judith Dumont	Judith Dumont	43 Maple Ave Nahant, MA
6	GERARD DALPE	Gerard Dalpe	40 MAPLE AVE NAHANT, MA
7	Karen Guthrie	Karen A Guthrie	38 Maple Ave, Nahant, MA
8	BARBARA DAMICO	Barbara D'Amico	39 Maple Ave, Nahant MA
9	Michele Maher	Michele Maher	37 Maple Ave, Nahant, MA
10	LYZ CANON	Lyz Canon	164 Wilson Rd Nahant
11	Caroline Reinsch	Caroline Reinsch	11 Hillcrest Ave. Nahant
12	Christian Williams	Christian Williams	11 Hillcrest Ave, Nahant
13	Carl Christie	Carl Christie	66 Ocean St Nahant
14	Margaret J. Heil	Margaret J. Heil	81 Spring Rd, Nahant
15	John J. Heil	John J. Heil	81 Spring Rd. Nahant

INSTRUCTIONS TO REGISTRARS:

- You must time stamp or write in date and time these papers are received.
 - Check thus ✓ against the name of each qualified voter to be certified.
 - For names not certified, use the code at the right.
 - Draw a line through any blank spaces not containing signatures.
 - Each sheet must be certified by at least three registrars.
- A facsimile stamp is acceptable.

N = No such registered voter at that address.
S = Unable to identify signature or address as that of voter because of form of signature or address.
T = Already signed this petition.

CERTIFICATION OF NAMES

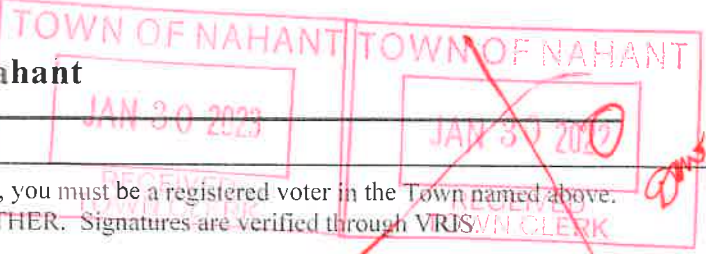
Town of Nahant February 7, 2023
 Date
 We certify that Fifteen (15)
 Number of names (Use numbers & words)

above checked are the names of qualified voters for Nahant.

At least three registrars names must be signed or stamped below.

S. Oliver
John A. Benson
Lori K. Ballantine
 Town of Nahant
Deane Dunfee
 TOWN OF NAHANT
 REGISTRARS OF VOTERS

Town of Nahant



INSTRUCTIONS TO SIGNERS: For your signature to be certified, you must be a registered voter in the Town named above. SPOUSES MAY NOT SIGN FOR ONE ANOTHER. Signatures are verified through VRISVN CLERK

Check number	Printed Name (Substantially as registered)	Signature (To be made in person, see instructions)	Residential Address (Street, number & apt.)
1 ✓	Callie Serino	Callie Serino	47 Little Nahant Rd
2 ✓	Lorraine Logan	Lorraine Logan	5 James ave
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			

INSTRUCTIONS TO REGISTRARS:

- You must time stamp or write in date and time these papers are received.
 - Check thus ✓ against the name of each qualified voter to be certified.
 - For names not certified, use the code at the right.
 - Draw a line through any blank spaces not containing signatures.
 - Each sheet must be certified by at least three registrars.
- A facsimile stamp is acceptable.

N = No such registered voter at that address.
S = Unable to identify signature or address as that of voter because of form of signature or address.
T = Already signed this petition.

CERTIFICATION OF NAMES

Town of Nahant February 7, 2023

We certify that Two (2) Date
Number of names (Use numbers & words)

above checked are the names of qualified voters for Nahant.

At least three registrars names must be signed or stamped below.

Sue Oliver
John A. Benson
Lori K. Ballantine
Town of Nahant Diane Dunfee
TOWN OF NAHANT
REGISTRARS OF VOTERS