



**TOWN OF NAHANT
Advisory and Finance Committee**

Members

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

Tuesday, March 21, 2023 meeting via Zoom

Members Present: Bartlett, Beatty, McMackin, Sheehan (6:50), Tarmy, Vanderslice, Warren

Absent: Barba, Zahora

Others Present: D. Dolce, A. Nieto, R. Dalpe, A. Barletta, W. Wilson, M. Capano, C. Williams (7:01), D. Scrip (7:29)

Meeting Called to order: 6:34 pm

Minutes: **Motion to approve March 9, 2023 minutes made by Beaty, Seconded by McMackin. Five ayes.**

Short-Term Rentals and Town Administration Budget on the Agenda, as well as voting on articles if possible.

Started with brief introduction of FinCom committee members to new member, Joy Bartlett.

Short-term Rental - Citizen Petition (STRCP) presented by Dan Dolce. Stated that both the STRCP and STR Committee's proposals were similar in many ways. Thought STR Cmte would not have anything ready for Annual Town Meeting (ATM), so this Petition was drafted to be sure something was on the Warrant. Major difference concerns the need for a special permit for non-owner occupied rentals. This would involve ZBA, which might drag on the process for property owners and potentially conflict with neighbors. **Would be happy to endorse STR Cmt article if Special Permit requirement is removed.** Every property would have to file annually and pay a fee. Special Permit not needed. Just creates more hoops. Brief discussion on whether STRs are commercial. Barletta stated that he sent a text to D. Scrip to join this meeting if possible.

STRCP and STR Cmte have not met to discuss anything.

STR Committee presented by Wayne Wilson. Gave a brief history leading to this point:

- Vote at 2022 ATM to form a committee to address STRs
- Zoning by-laws seemed inadequate
- Listened to residents on both sides of having STRs in town
- Could have required Special Permit for all units or allow only owner-occupied units, as other communities have done. Special Permit would stay with owner so long as they own the property. It would not be transferable
- Desired to strike a compromise

D. Scrip joined at 7:29 pm.



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Possibilities for STRs:

- Owner Occupied – own home and rent rooms
- Owner Occupied – own multi-family home and rent separate units
- Non-owner Occupied – own home, but owner not on premise

Concerns:

- Growing industry of Corporate Real Estate owned STRs
- Current regulations at State level very basic
- No current recourse for neighbors

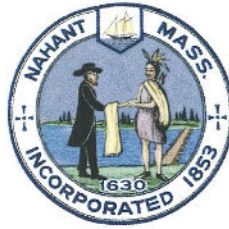
Requirements being recommended are actually more lenient than they could be.

Concern of FinCom with both STR Cmte and STRCP Articles on the Warrant is that the Town may wind up with no regulations. Possible neither Article would pass. Barletta stressed that both groups have some toward the middle, but more needs to be done to come to an acceptable compromise. Bottom line – Town needs to have regulations on STRs for the safety of residents and visitors using STRs. Barletta will continue to talk with both groups.

Town Administration Budget presented by A. Barletta and A. Nieto. March 16th version of budget is most current. Barletta shared screen presenting budget. **For details, refer to Zoom recording on Town Website.**

- Brief discussion on legal fees expenses.
- Public Health – created last year and increased last year. Numbers are hourly-rated employees, not necessarily needing to spend all. With ARPA funds going away, this is an 'up-to' figure.
- HR stipend – completed an HR study. Reorganizing some roles in Town Hall for more HR involvement.
- Reduction of Reserve Fund appropriation by \$50K from \$250K FY23 to \$200K for FY24.
- New Utility Reserve fund of \$25K to cover any increases across all budgets.
- Decrease in Town Hall Capital due to ARPA funds use last year.
- Inspectional Services – STR inspection wages in the event the STR Cmte Article passes. STR fees bring in way more than the increase of \$10K. FY22, partial year, brought in \$74K STR fees.
- Employee Health Insurance rates up 6%

Brief discussion on Coast Guard Housing status. Have started procurement process. Could possibly see action on clearing lots in three months at the earliest.



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Question came up about Public Housing. Barletta will send copy of initial questionnaire completed by Town and submitted to State. Town has contractual agreement with MAPC to assist in planning process.

Vanderslice will create an excel document listing Warrant Articles with designated FinCom committee member responsible for creating response. Bartlett stated that she will not be able to attend this year's ATM.

Next meeting we will hear from CPC. Tarmy will confirm date with L. Spencer.

Cover letter: Vanderslice will draft. Should address:

- Emergency Management, Coastal Mapping
- Capital Expenditures
- STRs – possible controversy
- Stabilization
- \$\$ towards debt owed.

Public Forum: None

**Motion to adjourn by Beatty, seconded by Sheehan. Unanimous Ayes.
Meeting adjourned at 9:04 pm.**

Respectfully submitted and approved on March 28, 2023
Submitted to Town Clerk by Tarmy on March 29, 2023

