

TOWN OF NAHANT

Planning Board

March 13, 2023

The Chairman called the hearing to order at 7:05 pm, stating that the hearing was properly noticed, and then calling the roll of those members attending:

Rob Steinberg – Chairman - Here
Calvin Hastings, Vice Chairman – Not Present
Sheila Hambleton –Here
Patrick O'Reilly –Not Present
Steven Viviano – Here
J Shannon Bianchi, Corresponding Secretary – Not Present
John Stabile– Recording Secretary –Here

James Dolan – Not Present
Michelle Capano – Here

The Chairman noted that we will defer approval of the minutes of February 21, 2023, until the next meeting after the hearings.

The Chairman appointed Michelle Capano as a voting member for purposes of the hearings of the STRC proposal and Citizens proposal, and deliberations on them. The Chairman asked for a motion to approve appointment of Michelle. A motion was made by John and seconded by Sheila. The vote was follows:

Rob Steinberg – Chairman - Yes
Calvin Hastings, Vice Chairman – Not Present
Sheila Hambleton - Yes
Patrick O'Reilly - Not Present Steven Viviano – Yes
J Shannon Bianchi, Corresponding Secretary - Not Present
John Stabile– Recording Secretary – Yes

The Chairman noted that the hearing tonight is about proposals to amend the zoning bylaws of the Town of Nahant related to short term rentals. The BOS submitted the proposed amendment to the PB on February 15, 2023. The Chairman noted that the PB will not rewrite any proposal but accept or reject the amendment put forward by the Short-Term Rental By-Law Advisory Committee ("STRC"), although it may comment on that proposal.

The Chairman stated that during the last meeting, the PB approved via motion unanimously approved the holding of hearings on short-term rental for both the proposal by the STRC and the proposal made via a citizen's petition. It was noted that Wayne Wilson (Chair, STRC) and Dan Dolce (Citizen's Petition) would describe on March 13 and March 14 respectively how and why they recommend the approach proposed and the impact on the Town. The Chair would then provide the public with an opportunity to be heard.

The Chairman stated that notice of the hearing was published on Friday February 24 and Friday, March 13 in the Lynn Item. The legal notice stated that on March 13 at 7 pm, the PB would review the proposed amendments to the Zoning By-Laws submitted by the STRC with respect to defining short-term rentals, permitting such rentals for certain owner-occupied properties, while requiring nonowner-occupied properties to obtain a special permit from

the Zoning Board of Appeals, and amending the Table of Uses accordingly, as well as creating a duration requirement for renting of rooms to roomer and lodgers.

Notices were also sent to the PB of City of Swampscott and Lynn, Health Dept, Building Dept, ZBA, MAPC, Dept of Housing and Community Development among other entities and persons.

The Chairman noted that we are expecting a challenging weather even starting tonight and lasting through Wednesday morning. We were going to have a live meeting only for both tonight and tomorrow, but we may do the meeting by zoom or postpone it – and we will notice the change asap on social media – Nahant residence page and the town website and other place at Town Hall.

The Chairman noted that the proposal of the STRC will be available at Town Hall and it will be made available on the Town Website and Social Media.

The Chairman then described the proposal of the STRC, not only the zoning bylaw amendment but amendments to the general bylaws as they relate to use, occupancy and parking.

Wayne Wilson then described the proposal made by the STRC in detail. Wayne noted that the amendment to the zoning by law covered what is necessary to allow short-term rentals within the Town and that the general by laws include more specific restrictions..

The Chairman then asked questions of Wayne with regard to various provisions of the proposals and various members of the public asked questions about the proposals as well. After numerous questions by the Chairman and members of the public ranging from parking regulations, limits on rentals and special permit requirements for multiple unit dwellings, hot tubs and swimming pool use and restrictions, changes to roomers and lodger restrictions, the 4% cap, and what the Planning Board is charged with doing.

Diane Dunfee, Town Clerk, notified the group that the STRC proposals and Citizen's Petition was available for review on the Town website at Town Clerk, Annual Meeting.

The meeting was televised on local channels as well as on YouTube.

The Chairman asked for a motion to adjourn. Cal so moved, seconded by Pat. The vote was as follows:

Rob Steinberg – Chairman - Yes
Calvin Hastings, Vice Chairman – Not Present
Sheila Hambleton Yes
Patrick O'Reilly – Not Present
Steven Viviano – Yes
J Shannon Bianchi, Corresponding Secretary – Not Present
John Stabile– Recording Secretary – Yes

Public meeting adjourned at 8:25 pm
Meeting Minutes prepared by Recording Secretary and Rob Steinberg.
Approved by Planning Board on March 21, 2023 .