

**Town of Nahant  
Short Term Rental Committee  
Meeting Minutes  
Tuesday February 7, 2023 at 6:00 p.m.  
Nahant Town Hall, Room 1  
This was a hybrid meeting**

**Present:**

**Wayne Wilson: Building Inspector, Committee Chair**

**Marie Hladikova, Committee Vice-Chair**

**Robert Tibbo, Committee Secretary**

**John Coulon, Health Officer**

**Not present:**

**Steve Viviano, Planning Board**

- The meeting was called to order at 6:01 P.M. by W. Wilson in Town Hall Meeting Room 1 after posting the location change on the entrance door to Meeting Room 2. The STRC meeting was moved due to a scheduling conflict with the Nahant Planning Board. The room change had no impact on the original ZOOM address information.
- Minutes for the February 1, 2023 meeting were reviewed and approved after discussion (J. Coulon/R. Tibbo. Unanimous vote in favor).
- The committee reviewed a list of items that remain open from the February 1, 2023 meeting as follows:
  - Special Permit transfer to a Trust and non-transfer of a Special Permit upon sale of a property. D. Skrip said a new section 4.06A was added to the Nahant bylaw. W. Wilson read the change. D. Skrip mentioned that new language leaves all Short-Term-Rental Special Permit power with the Board of Appeals in a B1/B2 district.
  - The Nahant Finance Committee did not offer any input with respect to applying a local impact fee (3%) when discussed with W. Wilson during a recent Finance Committee meeting.
  - There was discussion of R. Tibbo's request to add the following to the definition of Short Term Rental: "Includes all types of short term rental regardless of sub-classification". It was determined that the current definition should be sufficient.
  - There was discussion of what authority should be empowered to create Short Term Rental rules and regulation. D. Skrip suggested the Nahant Board of Selectmen and the STR committee agreed. D. Skrip to add specific language in the Regulations section
- M. Hladikova made a motion to remove the Burden of Proof provision and replace it with "Operators must cooperate with any enforcement of investigation proceedings under this article". The motion was seconded by J. Coulon – unanimous vote in favor.
- The committee agreed to change the following "Requirements":
  - Add "non-owner-occupied" to item 5
  - Remove "operator occupied" from item 6
  - Remove "ten" from item 7
  - Remove "for direct or indirect compensation " from item 8. There was also a discussion about the word "use" in item 8 as it is possible the MA Attorney General will consider this a zoning change. The committee decided to leave this unchanged under Requirements and to add it a second time under Zoning. D. Skrip to add additional paragraph under Zoning.
  - Remove "when a pool or hot tub is rented alone" from Item 13.

- Registration – Item 1: Remove last sentence beginning with “All operators shall provide the town with proof that one or the units in the structure is used as the operator’s primary residence . . . . . with operator’s name and address issued within the last three (3) months.”
- Registration Penalties: Remove the entire section.
- Notice of violation: Remove the entire section.
- Enforcement: D. Skrip to add specific reference to Nahant Police bylaw section 13
- Penalties: Remove this section.
- R. Tibbo will add “non-owner-occupied to items 4 and 7 in the Appendix page and remove “for direct or indirect compensation” as agreed in Item 8 under Requirements.
- D. Skrip asked about listing the Nahant Board of Selectmen as the body empowered to define Rules and Regulations for registration. The STR committee agreed. D. Skrip said it should appear under Regulations.
- There was a general discussion of the current status of the STRC final report and recommendations.
- R. Tibbo asked D. Skrip for advice on next steps toward the project completion. It was suggested the committee would finalize any thoughts on the document. D. Skrip will take what the committee has voted or expressed and put it into a final version for distribution to the STRC.
- R. Tibbo asked the STRC to consider a Short Term Rental “Management” proposal to be included with other work produced by the committee. After discussion it was decided the proposal could be included as a “statement” from the committee. J. Coulon suggested the committee “Recommend that thought be given to this third component as municipal oversight”. R. Tibbo motioned to approve the recommendation, second by J. Coulon. (R. Tibbo-yes, J. Coulon-yes, W. Wilson-yes, M. Hladikova- no.).
- W. Wilson opened the meeting to community input.
- M. Capano- asked for clarification regarding the special permit process. Will an owner-occupied home be required to get a Special Permit that is attached to the property deed for Short-term-rental? W. Wilson responded this is not required. Ms. Capano then asked if a non-owner-occupied Short-Term Rental will require a Special Permit? W. Wilson responded that it will but will include a “sunset provision” to remove it upon sale of the property.
- Motion to adjourn at 7:06 P.M. (R. Tibbo/J.Coulon – unanimous vote in favor)

Respectfully submitted by Rob Tibbo *as approved during the STRC Meeting on* February 14, 2023