

Town Hall Gathering Room 2 and via Zoom

Attendance: Councilors Ruggiero, Munson, Belcher (ex officio); Mike DiLuiso (TSAC Chair), Karin Chavis (TSAC Member)

- Call to order
- Public Comment – None
- Town Manager Town Hall Municipal Lot Motion
 - Councilor Ruggiero reads motion
 - Chair DiLuiso explains the motion
 - Town received a legal opinion from Atty Cipoletta regarding moving the HP spot on Hermon St in question
 - According to opinion, it is permissible
 - Munson requests follow up information for the reason for this proposal
 - DiLuiso – VSO office moved and after a discussion with the Town Manager, these spots were not being utilized and hence the decision was made to open up the spot usage
 - The VSO was also looped in on this discussion
 - Chavis – there is a handicapped spot currently at the new VSO office
 - DiLuiso – there are plans to revamp the back entrance of the library to make it wheelchair accessible so this change would align with those plans
 - Munson – are there any other sticking points to this?
 - DiLuiso – on days when there is the Veterans Food Bank, the Chief of Police can authorize these spots to have a special use on these
 - Motion from Munson to accept the TM recommendation
 - Second from Ruggiero
 - No further discussion
 - Motion passes 2-0.
- Transient Lodging/Airbnb Discussion
 - Councilor Ruggiero – recaps why and how this discussion came up
 - The Town Attorney and Town Manager asked for feedback and we need to provide that to them
 - Councilor Belcher feels that the preamble to the current ordinance is good and usable
 - Councilor Munson – likes the direction the Administration was going towards during their presentation to the Council
 - Councilor Ruggiero explains the current ordinance
 - Councilor Munson – has received feedback from Airbnb hosts that are currently following the rules
 - Recaps a community discussion he has been having in his precinct
 - We want to make sure we don't want to allow Airbnbs at the sacrifice of the neighborhood
 - Councilor Belcher

- The argument of not knowing your neighbors doesn't necessarily check out; even though there is something nice about knowing your neighbors, it can't be expected.
 - Chavis – explains a negative situation regarding Airbnb in her neighborhood
 - Councilors generally talk about themes that need discussion and decisioning
 - Parking
 - Trash
 - Number of occupants
 - Where the property owner must reside
 - Noise
 - Enforcement of the rules – what is the punitive process?
 - Is there a license limit? Or is the goal to get all of the current Airbnbs licensed and identified?
 - Definitions of Bed and Breakfast vs Airbnb
 - Munson – the responsibility should be on the rental company (Airbnb) to not allow the posting on the site without Town approval
 - There are other third party enforcement companies that the Town could contract with
 - Chavis – there are advertisements at the airport for Winthrop Airbnbs
 - Munson – eventually we create a process that is simple to apply for
 - Discussion of whether or not to limit number of short term rentals in each neighborhood
 - Discussion of whether or not neighbors should have final say in whether or not an Airbnb should be approved
- Public comment - none
 - Motion to adjourn by Councilor Munson
 - Seconded by Councilor Ruggiero
 - Motion passes 2-0