



CEP
 ✓ Dibble
 ✓ Dominguez
 ✓ Furey
 ✓ Madore
 ✓ Turiel

**"Know Your Rights Under the Open Meeting Law, M.G.L. c. 30A ss. 18-25 and
 City Ordinance Sections 2-2028 through 2-2033."**

The City Council Committee on Community & Economic Development co-posted with the Committee of the Whole

met in the Council Chamber on Monday, January 22, 2018 at 6:36 P.M.

for the purpose of discussing the matters(s) listed below. Notice of this meeting was posted on

January 16, 2018 at 10:26 A.M.

(This meeting is being recorded)

ATTENDANCE

ABSENT WERE: NONE

in addition present were C. Peterson, Flynn, Milo, Assistant City Solicitor & Mayor

SUBJECT(S)

#15 – Home Rule Petition to General Court for an Act Authorizing a local short-term rental excise tax (6%) in the City of Salem (Co-Posted)

#28 – To discuss Air Bed and Breakfasts known as Airbnb and their impacts on the City of Salem and possibly creating an Ordinance to oversee these rentals (Co-Posted)

- ① Councillor Dibble gave overview that we would be handling both matters together and after public input & presentations by mayor we would be voting on both matters separately tonight. Councillor Dominguez gave overview of reason for introducing the matter #28. C. Turiel - home rule petition unlikely to pass but he supports and that state needs to act. C. Milo would like to know if we & how we track Air BnBs, and what limitations. C. Madore tax itself question where Air Bnb more likely to be in her ward / downtown, wants to know who pays the tax 6%. C. Furey complimented C. Dominguez for bringing matter forward, state dropping ball and should be a mandate. C. Turiel discussed 6% tax and how it might be collected. C. Flynn several questions 1. Neighbors inconvenience, people want to move, police activity 2. Safety inspections needed, 3. Need permit system in place and system to protect neighbors.

②

Mayor Driscoll handed out Boston Article "Walsh aims to rein in short-term rental market". Salem mailed out info on new ordinance and it's requirements. Trying to level playing field, registration, paying lodging tax, and hopeful state will act on Salem's home rule petition or act state wide. Air B&B worked with Boston and Cambridge and is hopeful they will work with Salem as well. Properties now need to be inspected. Wants to keep simple and not thread and keep it at 6%. Discussed Boston's 2 years of ordinance research. Portland Maine caps at 300 rental and discussed other cities policies. Held from Salem's Seniors not to ban Air B&Bs in Salem. Regulations are needed. Forms were mailed when received. Inspectors would start would like 60 days to collect and end of FY. to move forward. Councilor Dibble suggested sooner than summer proposed by mayor. Gov. Drominguez asked about way it is spreading from big cities to smaller. Mayor talked about possible 90 day cap, but not sure if Salem has this problem yet. C. Threl mentioned Boston's ordinance and other approaches and fight rental here in Salem is being squeezed and we need to take rental into consideration. Mayor elaborated on issues raised by Gov. Threl. Gov. Milio inspection criteria question answered by Asst Solicitor and there are differences with specific definitions of rental type by law. Confirmed bigger hotels have bigger inspections and more rules and regulations. C. Peterson asked of Mayor on taxes, trading houses, home swaps, exchange students, and if this is part of this exploration. Mayor 14 days or less require inspection. C. Madore to Mayor or A. Salicrude will State override what we might pass?

On the motion of C. Threl to keep matter in

Committee and recommend 1-2
Members of Council or committee to
Serve on Mayor's Task Force
and by C. Threl - 5-0 vote
with Councilors Flynn & Dominguez
volunteering to serve on task force

(Chairperson)

the meeting adjourned at

9:01

P.M.

stated it is unclear as state has been unclear as to which way they will go.

Mr. Pabich, Salem Inn - Salem ^{Already} has regulations for these short term rentals, 6% should be in place. Read existing Salem lodging ordinance (Rooming House License needed). First look at existing Salem ordinance. We should also look at legality of what people are doing. adding an apartment in an R-1 is happening and is illegal. C. Turriel questioned on unrelated person quantity. Asst Solicitor talked about if it rises to level of lodging house, etc. C. Turriel continued on various property situation and Asst Solicitor said concerned residents should raise their concerns w/ Building Inspector who would investigate. Mr. Pabich offered info comparison on old Spray Cliff Inn 9 bedrooms w/ their family in other half of ~~home~~ ^{home}. C. Milo wanted Mr. Pabich's info copied. Mr. Pabich said there are over 300 Salem rentals, and will share info. Public additional testimony

1. Rich — 31 Chestnut St. rents some rooms in his house to offset hightax, 2) hotel info, 3) neighbors have rented his house for their guests. Safety some police w/ dogs need to rent house not hotel. like uber, rentals get immediate reviews, good & bad.
3. Ty — 6 Brown St - rents 1 room in house, reasonable for tax and inspected believe net positive for Salem.
4. Bonnie Belair 92 Wharf St. submitted letter and gave testimony. example of how she tried to buy a condo unsuccessfully, several times! not opposed to Air BnB just need more regulations, worry about hotel & Inn businesses, should be taxed the same and set requirements in her letter including Zoning Ordinance Zones.

5. Lou Spichelski Mooney Rd - No notification when one starts and is a safety concern. If we already have rules why don't we enforce them. Asst Solicitor discussed 8 Durkin Rd is in court and lodging house rules being enforced.

C. Milo it sits in R-1. Mayor clarified this property issues.

C. Flynn Q on Durkin to Asst Solicitor can it be stepped from rentals now while in court. Asst Sol. No.

C. Milo Q Zoning Violation confirmed by Asst Solicitor more than 4 unrelated. C. Dibble asked 3 or 4 and will get answer to us and compare for lodging house rules.

C. Milo how not to run a business and need for regulations.

C. Turkel in ward 5 have same problems on traditional rentals, party houses, etc. Longterm rentals can be addressed.

6. Sean O'Brien 27 Abbot Street - lived on Mooney Rd has stayed in foreign Air BnBs and sees benefits. Durkin Rd house still advertising on AirBnb some stay for 1-3 weeks repeatedly, some renters are soliciting for jobs. Not safe for neighbors sometimes.

7. Jim Wolke Durkin Rd said that house was purchased for purpose to rent. Was told by city not much city can do. Charge \$35 a night renting rooms, office & in law some rented longterm.

C. Peterson Q.

8 Nancy Gilmore 3 bedroom rental in neighborhood that has no parking 3 different 6 Ames St.

C. Madore - Questioned if this was problem property Asst Solicitor said No #11 was.

9 Bryant Shanassee - be cautious on regulations need to protect Seniors who need to rent and others to cover taxes and this is all replicating condo conversions from years ago

10. Jeff Cohen 12 Hancock St - regulations may not be enforced now, #2 taxes (AirBnB wants to be taxed and likes them but need to be fair) 3 Social Justice, healthy rental market/stock needed, 4. Boston ordinance quoted Mayor Walsh on importance of their ordinance and different classes of rentals in Boston and their different fees. Encouraged Salem to look at Boston's ord.
11. Michael Kusick - Putnam St. - has single bedroom AirBnB
Please separate different types of AirBnBs. Not positive for Salem, Better with less cars with people staying in Salem.
Supports Granny Bedroom type - 1 Bedroom rentals
12. Ci Turid city is building new units, Mr. Kusick continued
non owner occupied is different, 2 Hotels is not enough, need more rental housing
12. Flora Tomphat - North St. 15 years ago started and got city approval for her B&B Zoning Board and neighbor support. Will be a list of AirBnBs. Agree w/ leveling playing field and quality of life is very important. Will keep changing and ordinance needs to reflect changes. In support of true home sharing but not when it is home sharing on steroids. Add restriction in home owner occupied needs to be less than 3 rooms. Has had bad experience w/ AirBnB renter and had to call police. We need rules that are enforceable, list of units by street will help. Parking is needed 1 parking spot per room, fire protection, etc
13. Ana Campos sent letter by email to Councilors concerns on 90 day limit, and rent out 9 months then evict. reviewed with in her letter on rentals where more \$ can be made in 90 days vs year long
14. Nancy Mark - has 3 room B&B, 3 parking spaces has fire recharged every year, red exit sign, etc major inspections but AirBnB

has none. Only fair to follow same rules

C. Milo clarified,

#18 C. Turle in ~~approval~~ favorable to Council Furey 2nd all 5
in favor (2nd by C. Furey) 5-0

#28 C. Turiel moved to keep in committee for more info
2nd by C. Furey under discussion. Suggestions for
working group # C. Milo encourage 2 public hearing
C. Turiel hearing vs committee meeting

C. Dominguez we need more info

C. Dibble asked Mayor to address issue of timing
from this point forward

Mayor, working group members, discussed Boston ordinance

C. Turiel amended motion keep in committee and chair
recommend ~~creates~~ task force 2nd by C. Furey

C. Dominguez how to create task force

Councillor Dominguez and Councillor Flynn volunteered.
5-0

and to notify attendees who sign up on attached
list of next CED meeting covering rentals or
if in different committee when draft ordinance is
submitted to Council by Mayor

Also, At the request of C. Milo it was agreed to schedule a
public hearing for public input once a draft ordinance or revision
has been created.

Next meeting Notification

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(for task force to contact)

