



Town of Southwick

Short-Term Rental Subcommittee



MINUTES

October 11, 2022, 7:00 p.m.

**Joint “Hybrid” Meeting of the Short-Term Rental Subcommittee and the Planning Board:
In-person in the Conference Room 2, Southwick Town Hall, 454 College Highway,
Southwick, MA and also open for participation via Zoom (Per Chapter 107 of the Acts of
2022)**

Written Minutes

(Not verbatim - comments can be heard on recordings available at www.southwickma.org)

MEMBERS IN ATTENDANCE:

DPW DIRECTOR Randy Brown
SELECTMAN Doug Moglin
FIRE CHIEF Russell Anderson
LIEUTENANT Rhett Bannish
BOARD OF HEALTH DIRECTOR Alex White
PLANNING BOARD MEMBER Richard Utzinger
RESIDENT Pat Odiorne
RESIDENT Jacqueline Senez

TOWN STAFF:

TOWN PLANNER Jon Goddard

ABSENT:

BUILDING INSPECTOR Kyle Scott
PLANNING BOARD SECRETARY Meghan Lightcap

Also attending the meeting were several people identified on Zoom.

The joint “hybrid” meeting of the Southwick Planning Board Short Term-Rental Subcommittee was scheduled to take place via Zoom and was called to order at 7:00 p.m. by Mr. Brown. He stated that the meeting was being recorded, asked if anyone else was recording the meeting, and asked if all persons could hear via Zoom.

1. Call Meeting to Order
2. Roll Call for Attendance of Committee Members.
3. Public Comments. Harold Odiorne of 11 White St. said he wrote a letter to the subcommittee and received a response from committee member Jacqueline Senez. He said the home next door to him was listed on AirBnB about 8 years ago and they have since been plagued with annoyances, littering, vandalism and general unrest. There have been lots of young people showing up and partying at the lake until late at night. He said they would show up when the Town Enforcement Officer was not at work; weekends and holidays often. He said the police could not evict the people off the property. Mr. Odiorne said the property owners did not cooperate. He said he was hoping the committee would come up with a resolution, not replace it with a bylaw that cannot be enforced.

Brenda Leduc of 17 South View Drive said she has spoken with the neighbors of the Odiornes that rent the house out and that they are not renting the house anymore but Mrs. Odiorne said they are still renting it. She said she is in agreement with Mr. Odiorne that there have been some problems with the renters and she is very concerned. Jeff Thompson of 4 Grandview Street said he is a neighbor as well as a landlord and is concerned because they can't get the Board of Health, Police or Fire department to do anything. He said he has many issues with rental tenants with little help from town officials.
4. Discussion.
 - a. Review Final Draft Bylaw. Mr. Brown said he incorporated the changes at the last meeting into the draft bylaw. He asked the members to give him feedback and Ms. Senez gave him some comments that he shared with the committee; one was language preventing new property purchases from immediately selling as short-term rentals and the other was inheritance and keeping the property within family and having the Town support that. Chief Anderson said that as far as comments made earlier during public comment regarding complaints made and the fire department not doing anything, having a bylaw changes that because it then becomes a bylaw violation. The bylaw violation gives them something to act on. Lieutenant Bannish explained that any noise complaints are documented and there is a visit by a police officer that assesses the situation. But the documentation should help to build a case against anyone renting out their property not adhering to the guidelines they may set in place.

Mr. Odiorne said AirBnB is illegal in town and nothing has been done thus far to enforce it. He said he does not want short-term rentals in town and wants to the committee to turn this down.

Mr. Moglin explained why setting up a bylaw for short –term rentals would be beneficial as it gives the Zoning Enforcement Officer cause to do his job as well as the Health Inspector and Fire Department. He thinks it should be left up to the Planning Board to decide about adding something in reference to Inheritance as Ms. Senez had recommended. Mr. Brown said he wanted to vote on this bylaw and pass it through to the Planning Board.

A **MOTION** was made by Mr. White and **SECONDED** by Mr. Anderson to recommend this document to the Planning Board including Ms. Senez added comments for further discussion for the Planning Board.

The motion passed with 7 members voting yes with one voting no.

5. New Business. Mr. Brown said he would send this to the Planning Board.

6. Routine Business.

b. Approval of 9/13/22 Meeting Minutes

A **MOTION** was made by Mr. Moglin and **SECONDED** by Ms. Odiorne to approve the Meeting Minutes of September 13, 2022.

The motion passed by unanimous vote.

A **MOTION** was made by Mr. Moglin and **SECONDED** by Mr. Anderson to allow the Chairman to sign the Meeting Minutes of the last meeting on October 11, 2022.

The motion passed by unanimous vote.

7. Meeting adjournment

A **MOTION** was made by Ms. Odiorne and **SECONDED** by Mr. Moglin to adjourn the meeting of the Short-Term Rental Subcommittee at 8:08 p.m.

The motion passed by unanimous vote.

Respectfully submitted,

Meghan Lightcap
Planning Board Administrative Assistant