

Short-Term Room Rental (Article #27)

PROPOSED AMENDMENT

Vote of the Planning Board, April 17, 2018

The Planning Board approves the proposed zoning change entitled Short-Term Room Rental as amended and requests that it be voted on at the Annual Town Meeting of May 16, 2018.

Proposed Zoning Change:

Add definition:

Short-Term Room Rental Business: The rental of a dwelling, or rooms within a dwelling, or the rental of an accessory structure, or rooms within an accessory structure, by an absentee owner or investor-owner where the rental period is 1 to 30 nights and while the owner is also not dwelling on site. **This definition shall not apply to an owner-occupied single-family dwelling temporarily vacated, for a total of 30 days or less, during a calendar year.**

Add a new section as follows:

SECTION 4.8 TABLE OF USE REGULATIONS

	<u>DISTRICTS</u>
Section 4.8 A. PERMITTED PRINCIPAL USES	RA-A
Continued:	<u>RA-C SR COMM</u>
13. Short-Term Room Rental Business provided that:	SPA SPA SPA

- a) The business passes an annual Safety inspection by the Inspector of Buildings.
- b) The business shall comply with all Town regulations and bylaws and Commonwealth of Massachusetts law, including all health and safety regulations.
- c) The Board of Appeals finds that the lot size, buildings, structures, off-street parking, **number of occupants**, and other facilities and equipment are adequate for the proposed use and that the operation of the business will not be detrimental to the neighborhood.