

Ordinance Subcommittee Meeting 2/19/26

1. Approval of prior meeting minutes
 - a. 3/0 accept
2. Public Speak: no comments
3. Continuing Business
 - a. General City Ordinance Amendments for Short-Term Rentals: Changes between last meeting until today's
 - i. Allison: The amendments came from conversations with building commissioner and fire deputy to create permitting pathways. Boiling it down, we added back in language around requiring joint inspection with fire/health/building, we made a note about having fire protection system that at a minimum included whole-house fire/carbon monoxide.
 - ii. Kiam: Elaboration on table (illustration)
 1. 4-50.5B,C: Fire department gives them authority to set rules and requirements and this covers a lot of the specifics that they asked to have included but with more flexibility.
 2. Separate document for a pre-approved guidelines for compliance of sites (advisory)
 3. Fire safety and protection system requirements for Easthampton short term rentals
 - a. Short term rental type, principal use/max # of days rented, alternative compliance
 4. Fire Safety and Protection System Requirements for New Buildings
 - a. Short-term rental type, principal use, alternative compliance
 - b. NFPA 13D in the table is a type of sprinkler system
 - iii. Nancy Pierson: I am a short-term rental owner and we were told that the meeting was at 6:30. Question: Will this be going to the city solicitor to make sure that this is all accurate.
 - iv. Kiam: Timing of the meeting- the single source of truth is always the city government website will always have the official time stamp.
 1. Can we approve this tonight to have it go to the city solicitor?
 - v. Koni: Vote tonight to send it to the city solicitor. If there are significant changes we need to review and approve, we need to still address these. We should have one more meeting after they approve it so that we can send it to council.
 - vi. Alison: Solicitor is quite busy. Caution: city solicitor will be limited in the review that he can give, since the ordinances are within the purview of the building commissioner.
 - vii. Koni: I've spoken to building commissioner, the fire marshall at the state level, and there are so many varying interpretation. Speaking to the concerns of the resident, that's the reality of what we are dealing with.
 - viii. Kiam: I spoke with fire chief and he was comfortable with the document and reported positively on it.
 - ix. Building Commissioner: They would be able to review the ordinance, not an advisory about the interpretation of the building, fire, health codes. The city

attorney should be well-versed in land law, etc., but not have any actual opinion on the interpretation.

- x. Koni: There is an appeal process that is a part of this, so if people don't agree with the decision of the departments, they have the right to appeal that.
- xi. Mindy: I'm trying to be clear with the emergency posting of the floor plan
- xii. Dave: The thing you put by the door is for the benefit of the guests, not the fire department. You also need to put a copy with the Fire Department.
- xiii. Re-wording for 4-50.6
- xiv. Draft is available on website
- xv. Lindsay: I'm not opposed to the quiet time but we don't have the rules for sound. Opening it up to a can of worms that doesn't feel equitable or enforceable. LLC vs. corporation: I'm behind the reasoning for that, but the truth of the matter, an LLC can be large, and a corporation can be very small. Is there a better way to say it's not a corporate entity? (will ask lawyer)
- xvi. Nancy: The only thing about the 48-hour issue, this is a really short time-period. Is there any alternative to this?
- xvii. Kiam: The building department is happy to work with your short-term rental owners, just contact them to have
- xviii. Nancy: But that's not written in the ordinance.
- xix. Clarifying language in the ordinance to be contacting within 48 hours
- xx. John: Would like to understand the LLC Corporations.
- xxi. 3/0: Move on to solicitor
- xxii. Set next meeting: 3/12 at 6:30
- xxiii. Motion to adjourn by Kiam; 3/0 vote to adjourn.