

1. Meeting called to order by Councilor Kiam Jamrog-McQuaid (KJM) at 5:00 pm
2. Public Speak: none
3. Meeting Minutes for 12/18/25 and 1/14/26 approved
4. Continuing business
 - General city ordinance amendments for short term rentals
 - i. Fire Chief and Deputy: updates
 - Dan (Deputy): Wireless can be used, but there is some limitation to it. Issue: heat detector. Heat detectors are only graded for 32 degrees and higher, so you couldn't use it for a detached garage.
 - Dave (building commissioner): There is no alternative to this, but a residential alarm system can be used for hard wired smoke detection system. If you have a home or a short-term rental, the garage needs to have a heat detector in it. Smoke detectors are inappropriate for a garage, but they are necessary. If you have an alarm system and attached garage, put a heat detector (hardwired) with a sounding/alarm device inside the dwelling so that if something in the garage sets the detector off, people inside will know. This would be separate from the alarm systems.
 - Must be wired because they are battery operated devices throughout the dwelling, so that if they are modified at all the owners can know that.
 - Mindy Kaufmann: It can't be used in a space <32 degrees but can be used in house?
 - Dan: yes you can
 - Jon Losito: Are these going to be required for someone who only rents out one bedroom?
 - Dan: They will have to do their whole house, yes.
 - They all fall in the same UL standards as the other system type.
 - Cathy Wauzinski: Fire/carbon monoxide system: Would the system be monitored by a company or not? What is the current status of that?
 - Koni: In speaking to ADP, with wireless, it goes to a central station monitoring company, and they would call us. The system would have to be monitored.
 - Dan: It would be part of the yearly inspection as well, making sure that the resident is keeping up with the central station monitoring.
 - Tamara Smith: are there more than one company/central station monitoring?
 - Dan: I will provide a list.
 - Roxanne: In terms of a wireless system, there are other ones but I want to know that if we give you a list, will you tell us which ones you approve/don't approve?
 - Dan: We'd need the information sheet to make sure that they meet the ADL.

- Jon Losito: Give the company the specs and have them comply.
 - Dave: Could we have a list of approved devices?
 - Kiam: My understanding is we are deciding how these things are going to be communicated....
 - Koni: Just want to make sure the convo about wireless is good.
 - Dave Gardner: Yes, we are good.
- Councilor Denham: Still a lot of confusion about the codes
 - People are still inquiring about 250-day cap; if we move forward with this, you cannot have a short-term rental for more than half of the year,
 - David Gardner: Looked at other towns and their caps. Where did the 250-day cap come from? Why 250 specifically? Other towns wanted to dissuade people from buying homes for the purpose of renting. Do you want to really find a balance? ½ year, right in the middle, solves a lot of problems. When a place is owner-occupied, the use of a short-term rental is an accessory use. When the principal use is transient lodging, it changes the use classification, and the building code requires a non-owner transient occupied to be allowed in commercial districts. If it is accessory use to one day less than ½ year, it solves a lot of these problems.
 - Two cases in MA hinged on this point, that a single-family home was used as a transient lodging. Accessory use is subordinate to principal use.
 - Use table: house non-owner occupied with transient use in the middle of a neighborhood- if it is owner occupied, no limits.
 - Koni: We were trying to dissuade people from getting homes for that specific purpose, looked at other towns/cities, and came up with that number
- Councilor Jamrog-McQuaid: I don't want to put in code that doesn't explicitly explain why we are taking any measures
 - Dave Gardner: Pick ½ year to make it clear. Less than ½ year is an accessory use. Place with transient lodging as principal use changes the building code. The code requires that non-owner-occupied transient lodging facilities in the same categories as hotels and motels. They are only allowed in commercial districts.
 - Councilors Denham and Jamrog-McQuaid: We have a lot of communication issues due to so many codes.
- Deputy and Commissioner: Owner-occupied inspection would include:
 - General inspection (what are stairs like? Are they stable?) and maintenance of the building. Is it safe, and can it go wrong? Are things that need to be there present?
- Flow-chart design would be helpful
- Moratorium: Language in moratorium explicitly states that this has nothing to do with safety. It's because short-term rentals was not in ordinance yes or no. This

is a difficult thing for the building commissioner, it's precarious, this is a position that is hire by will.

- Councilor Smith: If someone was going to ask for an inspection right now, would they have to pay for a proactive inspection?
 - Commissioner: Yes, that is a few-days service, we wouldn't do it without cost, and we have a fee schedule.
 - Fire: It would be a free cost for inspections.
- Councilor Denham: Smoke detector system- when I spoke to ADT, they said that they don't get permits, they will only install them.