



Town of Brookline Massachusetts

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PLANNING BOARD

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Linda K. Hamlin
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BROOKLINE PLANNING BOARD MINUTES By Zoom Event April 29, 2021 – 7:30 p.m.

Board Present: Steve Heikin, James Carr, Linda Hamlin, Mark Zarrillo
Staff Present: Polly Selkoe, Victor Panak

Steve Heikin opened the hearing on Warrant Article 15 (STR regulations) to review and make recommendations on proposed amendments since the Planning Board's last hearing on Art. 15.

The Planning Board discussed the following revisions to Art. 15 related to Occupancy, Approval by Condo Board, Notice to Abutters after Registration, etc. that had been identified by several citizens. The following revisions were recommended by the full Advisory Board:

- include long term lodgers in the total # of people allowed in an STR (4 in a multi-family unit and 6 in a single-family) and to not allow a lodging house on the same property;
- have condo docs positively affirm that STRs are specifically permitted, rather than being specifically forbidden; and
- provide notice to adjacent properties of the existence of an STR, rather than to abutters within 300'.

Both Susie Roberts and Linda Pehlke spoke about why language to the Occupancy paragraph was added. Linda Pehlke gave a short power point presentation on why there should be a requirement that the Condo Docs should explicitly state that STRs are allowed.

James Carr stated that the proposed regulations for STR operations were too stringent and would be an impediment to those who wished to have STRs. Other Board members felt that these restrictions were necessary to limit negative impacts on non-STR owners and that in the future these restrictions could be softened, if necessary.

After further discussion by the Planning Board, the majority voted to support Art. 15 and recommend Favorable Action with the revisions proposed by the Advisory Committee.