

City of Everett

PLANNING BOARD
484 BROADWAY

Frederick Cafasso-*Chairman*



Speaker George Keverian Room
3rd Floor-City Hall
Meetings
2nd & 4th Mondays
7:00PM

CITY OF EVERETT
2019 OCT 30 A 10:59

LEGAL NOTICE EVERETT, MASSACHUSETTS PLANNING BOARD PUBLIC HEARING NOTICE ZONING AMENDMENT

In accordance with the provisions of Chapter 40A, M.G.L. Section 5, the Everett Planning Board will conduct a public hearing on **Monday, November 25, 2019** at 7:00 PM in the Speaker George Keverian Room, third floor, City Hall, 484 Broadway Street, Everett, MA on a proposed Amendment that the Zoning Ordinance be amended by adding a new section: Section 34: Short-Term Rentals. Below is the draft language:

Section 34 SHORT-TERM RENTALS

A. Purposes. The purposes of developing Section 34, Short-Term Rentals, are:

1. To allow zoning compliance for Division 18A "Short-Term Rental Licenses", thus enabling Short-Term Rental Licenses to be properly administered by the Board of Licensing Commissioners.
2. To safely encourage the use of Short-Term Rentals throughout the City of Everett.

B. Applicability.

1. Section 34, "Short-Term Rentals", shall apply to all Zoning Districts.
2. The requirement for "Primary Residence" or "Owner-Occupied" Short-Term Rentals, as defined in Section ____ - ____ of the Revised Ordinances of the City of Everett, shall apply only to the following districts:
 - I. Dwelling District
 - II. Lower Broadway Residential Detached District
 - III. Apartment District

Posted in Accordance with the Provisions of M.G.L. Chapter 30A – Sections 18-25

On

10/30/19

Frederick Cafasso

3. In any district not mentioned in Section 34 (B)(2), the Short-Term Rental Unit need not be Owner-Occupied so long as a property manager is on duty for said Short-Term Rental Unit(s).

C. Use Regulations

1. No Residential Unit shall operate as a Short-Term Rental without first receiving a license from the Board of License Commissioners.
2. The use of a Residential Unit as a Short-Term Rental for residential occupancy for a fee by a person or persons shall be limited to thirty-one (31) consecutive calendar days.
3. A valid Short-Term Rental License shall last for one year, automatically expiring on December 31st. To continue operation as a Short-Term Rental, the Operator must apply for a renewal, the process for which is detailed in Division 18A "Short-Term Rental Licenses".
4. While there is no limit to the amount of bedrooms that can be utilized in a Short-Term Rental, there is a limited occupancy load of two (2) persons per bedroom in a Short-Term Rental.
5. The Operator of a Short-Term Rental must abide by and adhere to any and all conditions on the Short-Term Rental license given by the Board of License Commissioners.

Following the public hearing, the Planning Board will provide a report and recommendation to the Everett City Council on the proposed zoning amendment.

A copy of the proposed zoning amendment is on file in the Office of the City Clerk as well as the Department of Planning and Development, City Hall, 484 Broadway, Everett, MA, and can be inspected during regular City Hall business hours.

All persons interested or wishing to be heard on the proposal should appear at the time and place designated.

Frederick Cafasso, Chairman
EVERETT PLANNING BOARD

Advertise: Friday, November 1, 2019 and Friday November 8, 2019
Send to: Abutting Communities
MAPC & DHCD

Posted in accordance with the
provisions of Mass. General Laws
Chapter 30A - Sections 18-25

on 10/30/19 at 10:59
Attest:

Sergio Cornelio

City Clerk

Posted in Accordance with the Provisions of M.G.L Chapter 30A - Sections 18-25

On 10/30/19

City of Everett

PLANNING BOARD
484 BROADWAY

Frederick Cafasso-*Chairman*



Speaker George Keverian Room
3rd Floor-City Hall
Meetings
2nd & 4th Mondays
7:00PM

2019 OCT 30 A 10: 59
CITY OF EVERETT
PLANNING BOARD

LEGAL NOTICE EVERETT, MASSACHUSETTS PLANNING BOARD PUBLIC HEARING NOTICE ZONING AMENDMENT

In accordance with the provisions of Chapter 40A, M.G.L. Section 5, the Everett Planning Board will conduct a public hearing on **Monday, November 25, 2019** at 7:00 PM in the Speaker George Keverian Room, third floor, City Hall, 484 Broadway Street, Everett, MA on a proposed Amendment that the Zoning Ordinance be amended by adding a new section: Section 34: Short-Term Rentals. Below is the draft language:

Section 34 SHORT-TERM RENTALS

- A. Purposes. The purposes of developing Section 34, Short-Term Rentals, are:
1. To allow zoning compliance for Division 18A "Short-Term Rental Licenses", thus enabling Short-Term Rental Licenses to be properly administered by the Board of Licensing Commissioners.
 2. To safely encourage the use of Short-Term Rentals throughout the City of Everett.
- B. Applicability.
1. Section 34, "Short-Term Rentals", shall apply to all Zoning Districts.
 2. The requirement for "Primary Residence" or "Owner-Occupied" Short-Term Rentals, as defined in Section ___ - ___ of the Revised Ordinances of the City of Everett, shall apply only to the following districts:
 - I. Dwelling District
 - II. Lower Broadway Residential Detached District
 - III. Apartment District

Posted in Accordance with the Provisions of M.G.L Chapter 30A - Sections 18-25

On 10/30/19

George Keverian

Speaker

3. In any district not mentioned in Section 34 (B)(2), the Short-Term Rental Unit need not be Owner-Occupied so long as a property manager is on duty for said Short-Term Rental Unit(s).

C. Use Regulations

1. No Residential Unit shall operate as a Short-Term Rental without first receiving a license from the Board of License Commissioners.
2. The use of a Residential Unit as a Short-Term Rental for residential occupancy for a fee by a person or persons shall be limited to thirty-one (31) consecutive calendar days.
3. A valid Short-Term Rental License shall last for one year, automatically expiring on December 31st. To continue operation as a Short-Term Rental, the Operator must apply for a renewal, the process for which is detailed in Division 18A "Short-Term Rental Licenses".
4. While there is no limit to the amount of bedrooms that can be utilized in a Short-Term Rental, there is a limited occupancy load of two (2) persons per bedroom in a Short-Term Rental.
5. The Operator of a Short-Term Rental must abide by and adhere to any and all conditions on the Short-Term Rental license given by the Board of License Commissioners.

Following the public hearing, the Planning Board will provide a report and recommendation to the Everett City Council on the proposed zoning amendment.

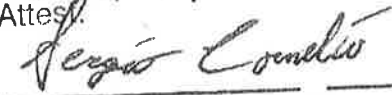
A copy of the proposed zoning amendment is on file in the Office of the City Clerk as well as the Department of Planning and Development, City Hall, 484 Broadway, Everett, MA, and can be inspected during regular City Hall business hours.

All persons interested or wishing to be heard on the proposal should appear at the time and place designated.

Frederick Cafasso, Chairman
EVERETT PLANNING BOARD

Posted in accordance with the
provisions of Mass. General Laws
Chapter 30A - Sections 18-25

Advertise: Friday, November 1, 2019 and Friday November 8, 2019
Send to: Abutting Communities
MAPC & DHCD

on 10/30/19 at 10:59
Attest:


City Clerk

Posted in Accordance with the Provisions of M.G.L Chapter 30A - Sections 18-25

On 10/20/19 _____