

**CITY OF BEVERLY
PUBLIC MEETING MINUTES**

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COMMITTEE:	Special Committee on Rental Policies
DATE:	March 5, 2026
LOCATION:	Beverly City Hall, 3 rd Floor, Council Chambers 191 Cabot Street, Beverly, MA 01915
REMOTE LOCATION:	https://meet.google.com/bcy-hnss-dcz
MEMBERS PRESENT:	Rachel Brown, Kenneth Clawson, Lisa Corbett (remotely), James Gillis, Kevin Grant, Cpt. Jacob Kreyling, Nancy Marino, Carole Rein, Danielle Spang
MEMBERS ABSENT:	Jim Butler, Laura Ricci
OTHERS PRESENT:	Burt Freedman, Joel Saslaw
RECORDER:	Danielle Spang

Call to Order

Meeting is called to order at 9:03 a.m.

1. Welcome and Introductions

Everyone present introduced themselves. Mr. Freedman shared his experience living next door to a two-unit short-term rental property and the parking issues it creates for his street. He also noted that it's busiest in October around Halloween, and suggested the Committee think about whether some neighborhoods should not be zoned for short-term rentals.

2. Review Draft Meeting Minutes for February 5, 2026 (if available)

N/A.

3. Draft Presentation Outline for Public Forum on Short-Term Rental Policy

Members shared edits for the presentation. Brown suggested including the definitions for the terms "dwelling" and "transient lodging" from the zoning ordinance. Brown also suggested adding a slide for other communities that have banned short-term rental units. Corbett suggested adding a slide on the composition of the Committee to help discuss how it formed. Members suggested a one-page handout to include the definitions as well. Kreyling suggested a Google Form for members of the public to provide feedback outside of the public forum as well.

Kreyling shared that regarding enforcement, the Health, Building and Fire Departments already triage their workloads. When they discover unlicensed lodging houses, they send notice to the property owner explaining how to comply and obtain a lodging house license and the next steps if they choose not to comply. On the Beverly Fire Department website there are resources for homeowners and apartment owners to understand base level compliance. Municipalities that feel like they have a good working relationship with enforcement are Salisbury and Newburyport – suggested those are good policies to consider as well.

4. Allocate Presentation Tasks and Responsibilities Among Committee Members

N/A.

5. Review Draft Proposed Ordinance

N/A.

6. Schedule Next Meeting

Next meeting is the Public Forum, which was scheduled for April 8, 2026 at 6pm.

Adjourn – Meeting adjourned at 10:05 a.m.