

**Article A.** To see if the Town will vote to authorize revision of its bylaws to regulate Short Term Rentals.

Amend **Section 70-6** by adding a new **§ 70-6.3** as follows:

**§70-6.3 Short Term Rentals**

(1) **Where allowed.**

- (a) In “Residential districts” according to § 70-2.1 Establishment of districts: No entire principal dwelling unit may be used as a Short Term Rental for more than 90 cumulative days in a calendar year.
  - (i) The above limitation shall not apply to individual bedrooms offered for short-term rental when the owner is residing within the dwelling unit at the time of the rental.
  - (ii) The above limitation shall not apply to an Accessory Dwelling Unit when the owner is residing within the associated primary dwelling unit at the time of the rental.
  - (iii) The above limitation shall not apply to a primary dwelling unit when the owner is residing within an associated Accessory Dwelling Unit at the time of the rental.
- (b) In Nonresidential districts according to § 70-2.1 Establishments of districts: Where dwelling units are allowed, such as above the first story of a nonresidential use, there shall be no limitation on the number of days in a calendar year that a unit may be used as a Short Term Rental.

(2) **Violations and penalties.** If the Owner of any dwelling unit violates any provision of this section, the Owner may be subject to a civil penalty in accordance with M.G.L. c. 40 § 21D with the following:

- 1st Offense: Warning
- 2nd Offense: \$100
- 3rd Offense: \$200
- 4th Offense and each subsequent offense: \$300

After the notification of a first offense (“Warning”), each additional day that a violation exists shall constitute a separate offense.

Amend **Section 70-9 Definitions** as follows:

**SHORT TERM RENTAL:** The rental of a whole or a portion of a dwelling unit, in exchange for payment, as residential accommodations for not more than thirty consecutive days, excluding a Boardinghouse, Rooming House, Tourist Home, Hotel, or Motel as defined and permitted under the Zoning Bylaw.

## Williamstown Planning Board - Draft Bylaw Amendment Proposals - 2025

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**Article B.** To see if the Town will vote to amend the Williamstown Zoning By-Laws, §70 of the Code of the Town of Williamstown as follows:

Amend §70-7.4.2(a) Use Table by adding the following use;

- Closed Loop Ground Source Heat Pump Geothermal Well

The following use shall be permitted via special permit in both WRD 1 & 2.

Amend §70-7.4.2(d)(4) by adding

[7] For installations of closed loop Ground Source Heat Pump Geothermal Wells utilizing propylene glycol or any other chemical heat transfer fluid other than potable water in the WRD 1 & 2 Districts the applicant must submit, at the applicant's expense, a report from the then current Town Department of Public Works aquifer consultant, certifying that the system as proposed poses no threat to the health and safety of the artesian aquifer that supplies public water to the Town of Williamstown.