

Minutes of the Seasonal Communities Advisory Council Meeting

Date: March 12, 2025

1:00pm – 2:00pm

Normal Rockwell Museum

9 Glendale Road, Stockbridge, MA 01262

Note: attendance for the 3/12/25 Seasonal Communities Advisory Council meeting is hybrid.

Members Present

Secretary Ed Augustus
Senator Paul Mark (virtual)
Senator Julian Cyr (virtual)
Representative Kipp Diggs (virtual)
Representative Hadley Luddy (virtual)
Jane Ralph
Tom Matuszko
John Lewis
Arielle Faria (virtual)
Kristy Senatori (virtual)
Megan Trudel (virtual)
Laura Silber (virtual)
Sandra Milano (virtual)
Alisa Magnotta (virtual)
Kevin Galligan (virtual)
Cameron Volastro (virtual)
Michael Mecenas (virtual)
Peter Lombardi (virtual)
Marian Rose (virtual)
James Anthony (virtual)
Paul Niedzwiecki (virtual)

Members Not Present

Brian Horan
Jonathan Butler
Nitin Mhatre

EOHLC Staff

Benjamin Bryant
Jack Burke
Matthew Walsh
David Sullivan
Noah Bombard
Mavrick Afonso (virtual)
Carrie Niemy (virtual)
Gina McLaughlin (virtual)
Tim Reardon (virtual)
Sean Tierney (virtual)
Filipe Zamborlini (virtual)
Chris Kluchman (virtual)

Others Present

Representative Tricia Farley-Bouvier
Kristen Elechko, Governor's office
Claire O'Callahan, Berkshire Eagle reporter
Brittany Polito, iBerkshires reporter
Ben Lamb, iBerkshire
Sarah Peake, Governor's office (virtual)
Doug Mishkin
Eileen Peltier

Call to Order & Swearing In

Secretary Ed Augustus (Chair) welcomed members to the second meeting of the Seasonal Communities Advisory Council and called the meeting to order at 1:02pm. Present members of the Seasonal Communities Advisory Council who were not previously sworn in are now sworn in. Per Open Meeting Law, the Chair names those council members who are attending virtually.

Approval of the Minutes

Tom Matuszko moves to approve the December meeting minutes. Seconded by Jane Ralph. Roll call approved 18-0 with three abstentions from Arielle Faria, Jane Ralph, and Representative Hadley Luddy.

Designation Acceptance

The Chair notes that the Executive Office of Housing & Livable Communities (EOHLC) determined that Seasonal Communities as described in the authorizing legislation each received notice that they would need to accept their designation as a Seasonal Community through a vote of their local legislative body. Council members asked the Chair questions about the voting threshold for acceptance – a simple majority – and when it would be appropriate to take the designation vote before local town meetings. Representative Diggs notes that he filed legislation for all communities in Barnstable and Berkshire Counties to be considered Seasonal Communities and for designations to be made automatically, without need for a local vote to accept.

Statutory Metrics Data Review

EOHLC Chief of Research & Data Tim Reardon outlines the EOHLC team's methodology for calculating metrics named in the Seasonal Communities statute, as well as the results of that analysis, which informed EOHLC's designation of Seasonal Communities to date (see presentation). After explaining the analysis of each metric to members, Tim explains that EOHLC recommends considering these factors together in a combined score to determine which communities should be designated in the future.

Tim takes questions from council members. Members ask about the sources of data sets presented, to which Tim responds that data was sourced from a variety of state sources, as well as data from the Warren Group and Zillow. Members note that area median income (AMI) represents the income of larger regional hubs more than the communities that surround them, to which Tim replies that this can occur, but that statute explicitly names AMI as a metric. Representative Diggs asks Tim to expand on employment data as a metric in further designations. Tim explains how that data is currently considered and expresses a willingness to work with Advisory Council on other measures. Senator Cyr notes that the initial designations written into law were not meant to be exhaustive and that further data will be needed working with EOHLC. The Chair asks that council members with more ideas for data sources should work with Tim and EOHLC staff.

Further Designations

EOHLC Director of Policy Implementation Benjamin Bryant overviews the technical process for Seasonal Communities' designation which involves local approval. Those communities not designated by law but wishing to be designated will be admitted through a process determined by the Seasonal Communities Advisory Council.

Working Groups

EOHLC Senior Policy Manager Matt Walsh overviews the process of selecting working groups within the Seasonal Communities Advisory Council to work efficiently towards developing Seasonal Communities regulations by late September 2025. EOHLC recommends creating working groups for Metrics & Further Discussion, Year-Round Housing Trusts and Occupancy Restrictions, and Tools & Requirements: Existing and Future.

The Chair opens discussion to questions. Senator Cyr says that the working group topic areas presented make sense. Representative Diggs asks that each working group has proportional representation from both the Berkshires and Cape & Islands. The Chair and EOHLC staff note that regional representation will be a priority.

Timeline and Next Steps

EOHLC's Benjamin Bryant overviews the timeline for developing recommendations, with working group recommendations being completed by July at the latest, and September targeted for the promulgation of final regulations.

Ben notes that the tentative meeting schedule includes hybrid meetings located on Cape Cod in May and Nantucket in September. The Chair notes that the council can change dates or locations as the group sees appropriate.

Meeting adjourned 2:11pm

Jane Ralph moves to adjourn. Seconded by John Lewis. Roll call approved unanimously (21-0).

Materials: PowerPoint Presentation