

Minutes of Meeting of Town of Nahant Planning Board

August 9, 2011

Roll Call

RS x , SH x , DP x , CH x , CE , GR x , TD x
Meeting Started at 8:06pm.

Treasurer's Report given by Sheila Hambleton.

- Budget for 2011 is \$2,500.
- Expenditures are \$1,362.50 primarily for the advertising of Public Hearings. It went to Free-Cash.

Richard, Sheila and Gerry discussed a letter received from 8 Summer Street. It concerned a variance granted by the ZBA. They started to build and the Building Inspector told them to stop. He said what they were doing was not covered in their variance. They changed the footprint of the building. The ZBA did not make the Plan a part of the variance; therefore the owners feel that they should be allowed to change the footprint. They asked the ZBA for an interpretation of the variance. Richard's view is that this is not the Planning Board's business because it's an interpretation of something that the ZBA has done. It's not something new, but something that has already been allowed.

Sheila brought up a Special Permit or Variance for 30 Valley Road to put an addition to go to the side yard set back. The front yard requirement is 25', existing is 10' and proposed is 20.6'. The Building Inspector denied the permit because the proposed addition is in violation of frontage section. Richard said that he has no comments and recommends that the ZBA handle it.

Richard invited Eagle Scout Peter Klee to the meeting because he is interested in Rights of Way. Sheila mentioned that Peter responded through Mark Cullinan that he would be interested in a different project not the Planning Board's project.

Richard gave some background about the Rights of Way project that the Planning Board is spear heading and how it relates to the project spear headed by Mark Cullinan. This was for Ralph Reid's benefit. He was hired to do survey work and to mark the Rights of Way (ROW) in Nahant and was invited to the meeting to bring the Planning Board up to date on his progress.

Ralph said that they thought it best to mark it in the center line. The Board discussed the pros and cons of this and Dan came up with the compromise that it should be left up to Ralph to mark the four corners of the ROW where possible and when not possible to mark the center line. One of the problems with marking the four corners is saw cutting through a home owners walkway that is on the ROW property. Home owners could say that the surveyors have no right to put a

marker on “their” land. Preferably they would put a granite monument with a drill hole in the middle of it to delineate the town ROW.

The cost, per Ralph, is that the markers cost \$45 - \$50 each and the labor to put them in is expensive. It could take 2 men 1-3 hours to get the marker set. The cost would be about \$250 per bound so \$1,000 to mark each corner of the ROW.

There was a concern if someone would trip over the stake. The answer was no, it is flush to the ground. You could run a lawn mower over it.

Richard stated that he would write a draft letter. He wants to get the most people involved, he wants it to be a collegial thing. So in addition to the Planning Board he will include the Chairmen of the two committees: Town Owned Land Committee and Open Air Committee, Mark Cullinan and to the Board of Selectmen so that everyone is involved. The letter will explain what the Board is doing and what, if anything, the home owner needs to do to remove their property from the ROW. Dan asked if Richard would follow up the letter with a phone call and Richard agreed. Richard noted that they do not have enforcement powers; the Board of Selectman is empowered.

Sheila asked that the plans supplied by Ralph Reid have the same number as the Assessor’s numbers. Ralph agreed. He will send the plans electronically to Mark who can provide them to Richard to be included with the letter to the home owner abutting the ROW.

Richard stated that they had been told that Little Nahant had already been surveyed and asked if all of the work that Ralph was doing was unnecessary. Ralph replied that the ROWs were identified and research referenced. In reply to the question “was it helpful” he said that he didn’t have to re-do the work. Richard said that the Board had been told that a few western segments, out towards Castle Road, had already been done. Ralph agreed that they had been done to a lesser degree than Little Nahant. Mark Cullinan has a CAD file but no permanent survey control.

Ralph has three more ROWs to do in Little Nahant. He has done four; three that go to the water and one that is between properties.

Cal updated the Board on the new plans for the Life Saving Station. They are holding an information public meeting the end of August for those who wanted to attend. They are going to discuss what the plans are and how they are related to each other. Cal was asked if the Advisory Committee liked this plan versus the original and his response was yes, they liked the plan. Richard asked Cal to ask the Committee how they can have driveway accessory use to a business parcel cross a natural resource parcel?

Meeting Adjourned at 10:15pm

