



**TOWN OF NAHANT
PLANNING BOARD**

April 6, 2021 6PM

LOCATION: ZOOM CONFERENCING, NAHANT, MA

Public Meeting Minutes

Call to order at 6:05pm

Calvin Hastings, Chairman – Here
Daniel Berman Vice Chairman – Here
Sheila Hambleton Treasurer- Here
J Shannon Bianchi, Corresponding Secretary - Here
Patrick O'Reilly, Recording Secretary – Here
Mirjana Maksimovic – Here
Steven Viviano – Here

Public guests in attendance:

Stephen Smith
Rick Moleti
K Alice
Jeff Musman
Bob Fields
Annie Wachtel

Reviewed Minutes for March 16, 2021

Motion to approve as amended Sheila, Cal seconded

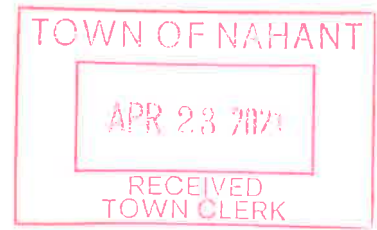
Calvin Hastings, Chairman – Yes
Daniel Berman Vice Chairman – Yes
Sheila Hambleton Treasurer- Yes
J Shannon Bianchi, Corresponding Secretary - Yes
Patrick O'Reilly, Recording Secretary – Yes
Mirjana Maksimovic – Yes
Steven Viviano – Yes

Dan, Sheila and general discussion on rescheduling the hearing for the American Legion for April 22, 6pm with an alternative date of Monday April 26 6pm.

Shannon moved, Sheila seconded

Calvin Hastings, Chairman – Yes
Daniel Berman Vice Chairman – Yes

Sheila Hambleton Treasurer- Yes
J Shannon Bianchi, Corresponding Secretary - Yes
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Mirjana Maksimovic – Yes
Steven Viviano – Yes



Discussion on 35 Castle Rd

General discussion on why the construction exceeded the 30' height limit.

Shannon asks that we move the discussion on.

Sheila discusses the application and asks if Con Comm. needed to weigh in. General consensus was no.

No one had an issue with the application.

Discussion on 51 Pond St

Dan expresses concern over the distance to the property line

Cal expresses concern over the lack of details in the plans.

Dan asks the board about how many special permits are submitted.

Sheila says this should have been submitted as a variance and not a special permit.

Motion to send a letter on two aspects of the plan: staying within the existing setback and that the plan doesn't include sufficient details.

So moved by Cal, Sheila seconded
Calvin Hastings, Chairman – Yes
Daniel Berman Vice Chairman – Yes
Sheila Hambleton Treasurer- Yes
J Shannon Bianchi, Corresponding Secretary - Yes
Patrick O'Reilly, Recording Secretary – Yes
Mirjana Maksimovic – Yes
Steven Viviano – Yes

Discussion on 4 copper Beech Lane

Dan, Cal, and Stephen Smith General discussion on the proposed garage. No letter will be sent

Discussion on Marijuana zoning by-law amendment

Dan and Daniel Skrip discuss procedures for holding a hearing before Town Meeting.

Shannon asks about the history of the proposed by-law and how it was proposed



Daniel Skrip responds that it came from the Board of Selectmen as a whole.

Dan, Sheila and Dan Skrip discuss if the number of licenses and if there are scenarios in which they could go higher than 1.

Shannon brings up questions from K Alice:

*Do we know if there are any selectmen or family members have special interest in the pot industry
There is no administering medicine in any pot establishments as far as I know.
Where does growing come in?
Residential areas should not have grow houses.
Would cultivating need a permit?*

Daniel Skrip says he knows of no interest from anyone's family members in the industry. And adds that the regulations will make it harder to open a marijuana establishment rather than make it easier.

Dan Berman says we are adding a layer of regulation and not allowing something that isn't already allowed

Steve Viviano wants to clarify that we are not making it easier to allow marijuana establishments

Dan says that because the town voted to allow marijuana establishments that we couldn't completely prohibit without having a town-wide referendum.

Dan suggests that there might be additional language restricting such establishments to Nahant Rd.

Sheila says that would have to be a zoning overlay.

Dan, Sheila, Shannon and Pat discuss the way a zoning overlay works and how it would be applied.

Cal, Sheila and Dan Skrip discuss the 500 ft from the school and that it is from the lot not the building. But Dan Skrip reads that it appears to be from the entrance.

Dan, Sheila, Shannon, and Dan Skrip discuss the warrant article process and what we can and can't do as part of the process. That we can't change the language before town meeting. We can recommend, not recommend or recommend with changes.

Dan, Pat, Shannon and Sheila discuss scheduling the hearing

Dan moves to schedule the marijuana b-law hearing Thursday April 29 at 5pm with an alternate Friday April 30 at 2pm and change the back-up date for the life saving station sign to alternative date of Monday April 26 6pm.

Shannon moved, Sheila seconded

Calvin Hastings, Chairman – Yes
Daniel Berman Vice Chairman – Yes
Sheila Hambleton Treasurer- Yes
J Shannon Bianchi, Corresponding Secretary - Yes

Patrick O'Reilly, Recording Secretary – Yes
Mirjana Maksimovic – Yes
Steven Viviano – Yes



Discussion on moving the April 20 to April 22 at 5pm.

Moved to adjourn by Cal, and Sheila seconded

Calvin Hastings, Chairman – Yes
Daniel Berman Vice Chairman – Yes
Sheila Hambleton Treasurer- Yes
J Shannon Bianchi, Corresponding Secretary - Yes
Patrick O'Reilly, Recording Secretary – Yes
Mirjana Maksimovic – Yes
Steven Viviano – Yes

Adjourned at 8:13pm

Minutes prepared by Patrick O'Reilly, recording secretary
Approved by Planning Board on 4/22/2021