

**TOWN OF NAHANT
PLANNING BOARD**

April 22, 2021 5PM

LOCATION: ZOOM CONFERENCING, NAHANT, MA

Meeting Minutes

Meeting called to order at 5:12pm

Calvin Hastings, Chairman – Here
Daniel Berman Vice Chairman – Here
Sheila Hambleton, Treasurer – Here
J Shannon Bianchi, Corresponding Secretary - Not Present
Patrick O'Reilly, Recording Secretary – Here
Mirjana Maksimovic – Here
Steven Viviano – Here

Public in attendance:
K Alice

Dan Reviews minutes

Motion to approve 11/17/2020 minutes Cal, Steve

Calvin Hastings, Chairman – Yes
Daniel Berman Vice Chairman – Yes
Sheila Hambleton, Treasurer – Yes
J Shannon Bianchi, Corresponding Secretary - Not Present
Patrick O'Reilly, Recording Secretary – Yes
Mirjana Maksimovic – Yes
Steven Viviano – Yes

Motion to approve 12/15/2020 minutes as amended Cal, Steve

Calvin Hastings, Chairman – Yes
Daniel Berman Vice Chairman – Yes
Sheila Hambleton, Treasurer – Yes
J Shannon Bianchi, Corresponding Secretary - Not Present
Patrick O'Reilly, Recording Secretary – Yes
Mirjana Maksimovic – Yes
Steven Viviano – Yes

Motion to approve 1/20/2021 minutes Cal, Mirjana
Calvin Hastings, Chairman – Yes
Daniel Berman Vice Chairman – Yes
Sheila Hambleton, Treasurer – Yes
J Shannon Bianchi, Corresponding Secretary - Not Present

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

Motion to approve 4/6/2021 minutes Cal, Steve
Calvin Hastings, Chairman – Yes
Daniel Berman Vice Chairman – Yes
Sheila Hambleton, Treasurer – Yes
J Shannon Bianchi, Corresponding Secretary - Not Present
Patrick O'Reilly, Recording Secretary – Yes
Mirjana Maksimovic – Yes
Steven Viviano – Yes

Marijuana by-law

Dan begins discussion on Marijuana by-law and talks about how to make an amendment to the proposed bylaw and whether it is feasible.

Dan proposes making small changes for town meeting and then following up with more extensive regulations. *ByLaw*

Pat O'Reilly suggests adding language empowering the planning board to issue further regulations.

Dan, Sheila, Pat and Steve discuss the potential for regulations and Dan will follow up with Dan Skrip about this approach.

Dan presents proposed letter to ZBA *re 51 Pond St*

Sheila moves to approve letter and Cal seconded

Calvin Hastings, Chairman – Yes
Daniel Berman Vice Chairman – Yes
Sheila Hambleton, Treasurer – Yes
J Shannon Bianchi, Corresponding Secretary - No Present
Patrick O'Reilly, Recording Secretary – Yes
Mirjana Maksimovic – Yes
Steven Viviano – Yes

Discussion on ZBA applications

116 Willow Rd – Dan, Sheila and Cal discuss where the garage would go and whether it is too close to the road.

Dan suggests a letter saying that there is inadequate driveway space proposed for safety reasons and that either the garage could be rotated *90 degrees clockwise* or moved further back from the road and there is general agreement

Motion to pause meeting to begin hearing Cal, Pat
Calvin Hastings, Chairman – Yes
Daniel Berman Vice Chairman – Yes
Sheila Hambleton, Treasurer – Not Present
J Shannon Bianchi, Corresponding Secretary - Not Present
Patrick O'Reilly, Recording Secretary – Yes
Mirjana Maksimovic – Yes
Steven Viviano – Yes

Dan convenes hearing on the sign at the Life Saving Station at 6:03pm

Calvin Hastings, Chairman – Here
Daniel Berman Vice Chairman – Here
Sheila Hambleton, Treasurer – Not Present
J Shannon Bianchi, Corresponding Secretary - Not Present
Patrick O'Reilly, Recording Secretary – Here
Mirjana Maksimovic – Here
Steven Viviano – Here

Jeff Musman, Bob Fields and Frank Guidara are in attendance for the hearing.

Dan invites Jeff Musman to present the sign proposal.

Jeff Musman representing the Town of Nahant, Nahant Preservation Trust and the American Legion in their joint application for a sign to replace an existing sign. Sign to align with existing fence.

Dan asks about any modifications that have been proposed.

Dan, Cal, and Jeff discuss positioning of the fence and sign.

Dan asks if there is a reason the sign needs to be that close to the road.

Jeff Musman and Frank Guidara talk about the fence not blocking the line of sight to the sign.

Dan Berman expresses concern about making the sign permanent.

Cal asks if it will be maintained

Jeff Musman states it will be maintained as well as the Life Saving Station

Frank Guidara says most other American Legions have prominent signs in their towns

Dan Berman suggests that the sign could be made temporary. *until the wall event has concluded.*

Cal says it is unrelated to the application, but asks about parking for the wall event.

Frank Guidara discusses the various places that have been designated for parking.

Bob Fields talks about how the event has been long delayed because of covid and that the only benefit has been they have had a lot more time to plan for the visit of the wall.

Steve Viviano thanks everyone and suggests he is ready to vote and may have to leave soon.

Dan asks if there is any need for discussion

Dan moves to approve special permit as described *during hearing: 24 or 30 inches high and 5 feet wide*

So moved by Cal, and seconded by Steve

Calvin Hastings, Chairman – Yes
Daniel Berman Vice Chairman – Yes
Sheila Hambleton, Treasurer – Not Present
J Shannon Bianchi, Corresponding Secretary - Not Present
Patrick O'Reilly, Recording Secretary – Yes
Mirjana Maksimovic – Yes
Steven Viviano – Yes

Motion to waive fee to the extent that monies were not spent

So moved by Cal, and seconded by Steve

Calvin Hastings, Chairman – Yes
Daniel Berman Vice Chairman – Yes
Sheila Hambleton, Treasurer – Not Present
J Shannon Bianchi, Corresponding Secretary - Not Present
Patrick O'Reilly, Recording Secretary – Yes
Mirjana Maksimovic – Yes
Steven Viviano – Yes

Dan notes for the record that he had the opportunity to visit the Vietnam Memorial on the day of the soft opening and very happy to see it

Motion to close hearing

So moved by Cal, and seconded by Steve

Calvin Hastings, Chairman – Yes
Daniel Berman Vice Chairman – Yes
Sheila Hambleton, Treasurer – Not Present
J Shannon Bianchi, Corresponding Secretary - Not Present
Patrick O'Reilly, Recording Secretary – Yes
Mirjana Maksimovic – Yes
Steven Viviano – Yes

Hearing adjourned at 6:34pm

Resumed regular meeting at 6:34pm

Calvin Hastings, Chairman – Here
Daniel Berman Vice Chairman – Here
Sheila Hambleton, Treasurer – Not Present
J Shannon Bianchi, Corresponding Secretary - Not Present
Patrick O'Reilly, Recording Secretary – Here
Mirjana Maksimovic – Here
Steven Viviano – Not Present

Discussion on ZBA application for 238 Wilson Rd

Dan begins discussion of this application.

Dan and Cal discuss information sent by Sheila earlier about the 2 year rule for fire related damages and the minimum lot area.

Dan, Cal, Mirjana and Pat discuss the seven variances that have been requested.

Dan, Cal, Pat and Mirjana discuss what will be commented on.

Dan suggests we write a letter stating that “We know that the previous house burned January 1 2018 so that this application does not meet the timing requirements of 7.03,D. The planning board has concerns over the number of variances required that result in a house that overall is very large for the lot.”

Dan, Cal, Pat and Mirjana discuss 15 Simmons Rd and decide we don't need to comment to the ZBA on this.

2/2A Wilson Rd: Tides & former Dunkin

Dan, Cal and Pat discuss whether there has been any update about this and whether there needs to be a special permit for what is being done.

Planning for the next meeting for the first Tuesday in May at 6pm.

Motion to adjourn by Mirjana, seconded by Cal

Calvin Hastings, Chairman – Yes
Daniel Berman Vice Chairman – Yes
Sheila Hambleton, Treasurer – Not Present
J Shannon Bianchi, Corresponding Secretary - Not Present
Patrick O'Reilly, Recording Secretary – Yes
Mirjana Maksimovic – Yes
Steven Viviano – Not Present

meeting adjourned at 7:55pm

Meeting minutes prepared by Recording Secretary, Patrick O'Reilly
Approved by planning board on 5/4/2021