



**TOWN OF NAHANT
PLANNING BOARD**

**TUESDAY, DECEMBER 1, 2020 6:00PM
LOCATION: ZOOM CONFERENCING, NAHANT, MA**

MEETING MINUTES

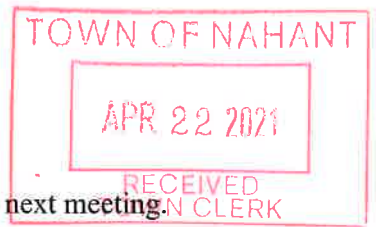
1. Roll Call
2. Approve prior minutes
3. Updates on ongoing business
4. Communication with the ZBA
5. Discuss issues and consider comments to be sent to the Zoning Board of Appeals re 96 Willow Rd
6. Recess for continuation of Spouting Horn subdivision hearing at 7pm
7. Discussion on Northeastern University submission to Conservation Commission
8. Appointments to other committees

Calvin Hastings, Chairman - Here
J Shannon Bianchi, Corresponding Secretary - Here
Daniel Berman Vice Chairman - Here
Sheila Hambleton - Here
Mirjana Maksimovic – Here
Steven Viviano – Not Present to start – joined meeting at 6:15
Patrick O'Reilly, Recording Secretary – Here

Guests in attendance
Stephen Smith
Sarita and Francis Valenti
Anne Grady
Alice Cort
Diane Monteith
Michelle Capano
Jeff Tsao
Anne Bromer
Paul Smith
Vi Patek
For Hearing:
Robin Stein
Sheldon Sevinor
Sean Valenti

6:08pm

Updates on ongoing business



Dan Berman states there no news on the bike path issue
Sheila Hambleton states there is an upcoming budget request and we should discuss next meeting.
Town accountant is retiring January 31st.

Consider comments to be sent to the Zoning Board of Appeals re 96 Willow Rd

Dan Berman says that he and Cal had spoken to counsel about keeping the letter focused.

Pat O'Reilly says he could support Shannon's letter as-is.

Dan Berman is concerned about retroactive amendments to building permits and appeals process.

Steve Viviano and Sheila was leaning towards supporting the draft letter

Motion by Cal Hastings to approve letter as drafted, Sheila Hambleton seconded

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

Communication with the ZBA

Dan Berman, Shannon Bianchi discuss letter to town regarding improving process and communications with ZBA.

Discussion on Northeastern University submission to Conservation Commission

Dan Berman and Steve Viviano discuss whether there is something that has been submitted to the town. Concerned about what has been submitted.

Diane Monteith says that Notice of Intent is available at Town Hall.

Dan Berman and Steve Viviano discuss what the process would be for a site plan review. Cal Hastings says that months ago he was approached and told to expect a site plan review.

Shannon Bianchi asks Cal Hastings about whether we will be getting legal advice regarding the expected Northeastern University site plan review. Cal responds that we will have time to do so when we see something submitted.

Committee appointments

Shannon Bianchi interested in liaison position to Open Space Committee.

Dan Berman indicates it is time to begin Spouting Horn Hearing

Roll call to resume hearing on Spouting Horn Rd



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

Review Meeting Minutes
November 2

Sheila motion to accept the minutes as amended, Shannon Seconded

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

Review Meeting Minutes
November 9

Shannon motion to accept the minutes as amended, Sheila Seconded

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

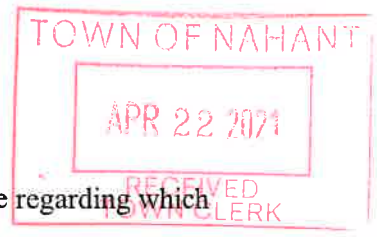
Robin Stein shared a draft plan to the board and Sheila sent to members of the public.

Dan Berman shared the screen on the zoom meeting to begin reviewing the draft.

Robin Stein, Dan Berman and Steve Smith the email that was submitted. No disagreement from Planning Board members in attendance that the email was sufficient.

Robin Stein and Dan discuss specifying which terms have been released or not released and going through that list.

Dan Berman shares his screen and shows bk 6392 and pg 731 from the 1977 covenant. Discussion on paragraphs 2 and 3. Paragraph 4 can be left, but it is not relevant since there is town water and sewer. Discussion on paragraph 5. And paragraph 6 will also be left as-is.



Robin Stein reads proposed amended language for finding 2 with specific language regarding which terms are still in effect.

Shannon, Steve Smith, Dan Berman discuss paragraph regarding determining private property and taking that out of the findings section and putting it into the opening paragraphs.

Dan Berman moves on to reviewing the conditions as drafted.

Dan Berman, Robin Stein, Sheila Hambleton, and Steve Smith discuss existing easements and need for any additional easements to be included on the plan.

Robin Stein proposes changes to the language on easements and Steve Smith will provide more information on existing and necessary easements.

Cal Hastings asks about easements for utility poles.

Cal Hastings and Steve Smith discuss utility easements

Janet Dolan asks a question about the easements and the roadway configuration.

Dan Berman, Sheila Hambleton and Robin Stein discuss the lot and how they are configured in the plans.

Robin Stein and Steve Smith discuss adding notations including easements of record to the plan.

Pat O'Reilly and Sheila Hambleton ask about existing public path along the waterfront. Robin Stein asks Steve Smith and he states they are not granting any additional easements or taking away from what exists.

Shannon Bianchi, Robin Stein, and Dan Berman discuss naming Town Engineer as the person named in section 7

Pat O'Reilly, Dan Berman, Sheila Hambleton discuss the condition to allow the planning board to request removal of stones along the roadway. Will leave the language as-is.

Sheila asks about the right of way width being 23 +/- on the plans.

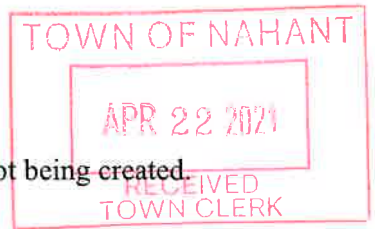
Cal Hastings asks about where the dead end street starts and whether that distance should be added to the calculation.

Robin Stein, Cal Hastings and Dan Berman discuss the street layout in the vicinity.

Steve Smith discussion on need for roll call vote on the waivers.

Dan Berman asks for public input

Janet Dolan states that she believe that the planning board would be going against the intent of the bylaws to increase density and congestion.



Annie Wachtel states that only a single family house is allowed on the additional lot being created.

Robin Stein discusses motion procedure

Dan Berman calls the question by stating the public interest being served by the waiver.

Dan Berman calls the question on waiver 1 by stating the public interest being served by the waiver.

So moved by Cal Hastings, seconded by Shannon Bianchi

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

Dan Berman calls the question on waiver 2 by stating the public interest being served by the waiver.

So moved by Cal Hastings, seconded by Steve Viviano

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

Dan Berman calls the question on waiver 3 by stating the public interest being served by the waiver.

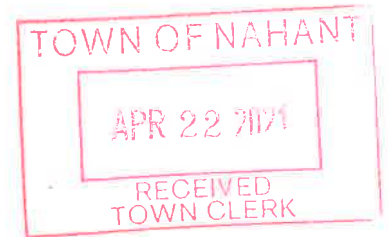
So moved by Cal Hastings, seconded by Shannon Bianchi

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

Dan Berman calls the question on waiver 4 by stating the public interest being served by the waiver.

So moved by Cal Hastings, seconded by Steve Viviano

- Calvin Hastings, Chairman - Yes
- J Shannon Bianchi, Corresponding Secretary - Yes
- Daniel Berman Vice Chairman - Yes



Sheila Hambleton - No
Mirjana Maksimovic - Yes
Steven Viviano -Yes
Patrick O'Reilly, Recording Secretary -Yes

Dan Berman calls the question on waiver 5 by stating the public interest being served by the waiver.

So moved by Cal Hastings, seconded by Shannon Bianchi

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

Dan Berman calls the question on waiver 6 by stating the public interest being served by the waiver.

So moved by Cal Hastings, seconded by Steve Viviano

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

Dan Berman calls the question on waiver 7 by stating the public interest being served by the waiver.

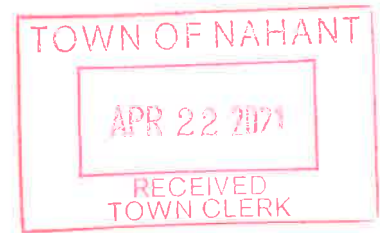
So moved by Cal Hastings, seconded by Shannon Bianchi

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

Dan Berman calls the question on waiver 8 by stating the public interest being served by the waiver.

So moved by Cal Hastings , seconded by Shannon Bianchi

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



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

Robin Stein reads prepared language of motion for the Spouting Horn Subdivision.
So moved by Cal, seconded by Shannon

Further discussion on procedures and communication

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

The planning board voted unanimously with all members present to authorize Chairman Cal Hastings to sign the planning Board decision for the subdivision of Spouting Horn Rd on behalf of the entire planning board

Dan Berman asks if there is a motion to close the hearing.

So moved by Shannon Bianchi, seconded by Cal Hastings

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

Motion to adjourn by Cal Hastings, seconded by Shannon Bianchi

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

Adjourned at 9:53pm

Meeting Minutes Prepared by Patrick O'Reilly, Recording Secretary
Minutes Approved as amended by Planning Board on January 5, 2021