



**TOWN OF NAHANT
PLANNING BOARD**

**TUESDAY, DECEMBER 15, 2020 6:00PM
LOCATION: ZOOM CONFERENCING, NAHANT, MA**

MEETING MINUTES

Meeting called to order at 6:06pm

Roll Call

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 – Not Present

In attendance

Alice Cort
Diane Monteith
Emily Potts
Michelle Capano
Annie Wachtel
Christian Bauta

Approve Prior Minutes

Dan Berman and Pat O'Reilly mention that 12/1/2020 minutes having been circulated just prior to the meeting and will need some additional time to review.

Ongoing Business

Dan Berman and Sheila Hambleton discuss budget request and previous expenditures.

Cal Hastings, Dan Berman and Sheila Hambleton further discuss budget and particular needs for filing cabinets, and office supplies.

Cal Hastings asks Sheila Hambleton about public rights of way study and where that stands.

Shannon Bianchi, Cal Hastings, Dan Berman and Sheila Hambleton discuss communications.



Dan Berman and Sheila discuss about if there are any planning board related items that would incur future expenses in 2021 and 2022.

Cal Hastings asks Shannon Bianchi about parks/open space article.

Cal Hastings, Dan Berman, Shannon Bianchi and Sheila Hambleton further discuss town right of way issues and role of Board of Selectmen.

Dan Berman and Pat O'Reilly further discuss unauthorized use of town owned land as being a trespass and not a zoning issue.

Shannon Bianchi discusses open space plan.

Cal Hastings, Shannon Bianchi, Dan Berman, Pat O'Reilly and Sheila Hambleton further discuss enforcement of encroachment on town own land and rights of way.

Shannon Bianchi and Dan Berman discuss meeting they had in the Spring.

Discussion on Northeastern University submission to Conservation Commission

Dan Berman discusses timeline for site plan review.

Shannon Bianchi reads message from Michelle Capano in chat window "ConCom has a meeting on Mon Dec 21 to address NUI's NOIs, it will not be covered at the Dec 16th meeting this week."

Dan Berman asks Michelle Capano about further information that she might have for the request for extension from the town.

Cal Hastings asks Michelle Capano about plans that have been submitted.

Cal Hastings talks about previous plans he had seen and asks for comments.

Michelle Capano refers to official plans that have been submitted to the town as what the town should be looking at.

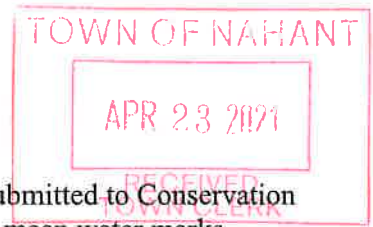
Dan Berman states that Northeastern University must submit a site plan.

Michelle Capano asks about process.

Dan Berman says that Con Comm should review *letters of intent* and issue an order of conditions first and then Planning Board should review site plan

Cal Hastings says that the conveyance to Northeastern University referred to the high water mark and not the low water mark.

Cal Hastings and Michelle Capano discuss communicating to Board of Selectmen about getting official plans from the Town that have been submitted.



Cal Hastings, Dan Berman, Shannon Bianchi, Pat O'Reilly review maps submitted to Conservation Commission. Discussion on where the property line is and high, low and mean water marks.

Pat O'Reilly shared screen and noted that property line shows the low water mark.

Cal Hastings further states that the deed specified the high water mark

Cal Hastings, Dan Berman discuss that this may be an issue.

Cal Hastings, Dan Berman, Shannon Bianchi, Pat O'Reilly and Sheila Hambleton discuss the catch basins and geothermal system indicated on the plans.

Dan Berman, Sheila Hambleton and Pat O'Reilly discuss setting up future Zoom meetings and technical issues.

Sheila Hambleton motion to adjourn, seconded by Cal Hastings

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 – Not Present

Meeting adjourned at 7:46pm

Meeting minutes prepared by Recording Secretary, Patrick O'Reilly
Approved by planning board on 4/22/2021