

**TOWN OF NAHANT**

**PLANNING BOARD**

**February 2, 2021 6PM**

**LOCATION: ZOOM CONFERENCING, NAHANT, MA**

**Meeting Minutes**

Meeting called to order at 6:08

Calvin Hastings, Chairman – Here

Daniel Berman Vice Chairman – Here

Sheila Hambleton Treasurer – Here

Patrick O'Reilly, Recording Secretary – Here

J Shannon Bianchi, Corresponding Secretary – Here

Mirjana Maksimovic – Here

Steven Viviano – Here

Guests

Annie Wachtel

**No Minutes**

**Spouting Horn Rd**

Dan and Cal discuss the status of approval of plans and easements for Spouting Horn

Sheila says that the plans have been recorded at the registry of deeds

Cal, Dan and Sheila discuss document collection and retention

Cal and Dan discuss legal and engineering fees for Spouting Horn Rd experts

**Updates on ongoing business**

Dan updates board on discussion with Jocelyn about procedures and communication with ZBA and suggests we act promptly.

Sheila comments that things are not always forwarded to the planning board promptly so the date we receive is not necessarily the same day as the stamping.

Dan, Cal, Sheila discuss potential for a sign proposal.

Shannon is recognized to discuss flooding issues in town and long term planning. Discusses how we can bring together flooding concerns, conservation interests

Shannon, Cal, Dan, Pat and Sheila discuss how to move the long term planning efforts forward. Discuss previous efforts of municipal vulnerability preparedness committee and Shannon's efforts to address these concerns.

Pat and Dan ask Shannon about how to initiate planning work and get the ball rolling again.

Cal asks about golf course and parcel ownership. Sheila discusses parcel ownership and history of ownership.

Mirjana and Shannon discuss putting together a proposal for a community preservation funded study.

### **re 40 Pearl Rd**

Dan and Shannon discuss sending a letter to ZBA.

Sheila makes a motion that the planning board sends a letter to the ZBA stating that the planning board has no objection the proposal, but suggests that the ZBA listens to any concerns of the neighbors.

The following is the full text of the motion:

Dear Ms. Campbell,

This letter shares the Planning Board's comments on the above-captioned building permit denial that is on appeal to the ZBA.

Although the plot plan is lacking key dimensional elements, the Planning Board has no objection to this project should the ZBA grant the requested special permits/variance.

The Planning Board urges the ZBA to listen to the meeting participants in favor and oppositon to the plan.

Respectfully,

The Nahant Planning Board

Motioned by Sheila, seconded by Cal

Calvin Hastings, Chairman – Yes

Daniel Berman Vice Chairman – Yes

Sheila Hambleton Treasurer – Yes

Patrick O'Reilly, Recording Secretary – Yes

J Shannon Bianchi, Corresponding Secretary – Yes

Mirjana Maksimovic – Yes

Steven Viviano – Yes

Dan asks for further business

Sheila discusses storage pods and whether we may need to consider regulations or just enforcement.

Pat mentions correspondence from MAPC regarding compliance with Section 3A of Chapter 40A (By Right Multifamily Zoning).

All members discuss options and will be looking for implementation guidelines from the state.

Motion to adjourn Steve, Sheila

Calvin Hastings, Chairman – Yes

Daniel Berman Vice Chairman – Yes

Sheila Hambleton Treasurer – Yes

Patrick O'Reilly, Recording Secretary – Yes

J Shannon Bianchi, Corresponding Secretary – Yes

Mirjana Maksimovic – Yes

Steven Viviano – Yes

Adjourned at 8:11pm

Meeting minutes prepared by Recording Secretary, Patrick O'Reilly

Approved by planning board on 5/4/2021