

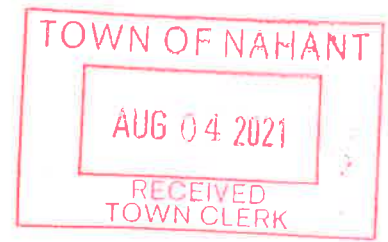
**TOWN OF NAHANT**

**Planning Board**

**July 20, 2021, 6 PM**

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

**Meeting Minutes**



Dan Berman called the meeting to order at 6:06 pm, stating that the meeting was properly noticed, and called the roll of those members attending:

Daniel Berman, Chairman – Here  
Calvin Hastings, Vice Chairman – Here  
Shelia Hambleton – Not Present  
Patrick O'Reilly – Here  
J Shannon Bianchi – Here  
Steven Viviano – Not Present  
Rob Steinberg, Recording Secretary – Here

Public in attendance:

Sam Mitton  
Paula Devereaux

Dan Berman opened the meeting by asking members to review the minutes of the July 6, 2021 meeting.

Cal moved to approve the minutes of July 6, 2021, and Shannon seconded. The Board voted as follows:

Daniel Berman, Chairman – Yes  
Calvin Hastings, Vice Chairman – Yes  
Shelia Hambleton – Not Present  
Patrick O'Reilly – Abstain since not present at meeting  
J Shannon Bianchi – Yes  
Steven Viviano – Not Present  
Rob Steinberg, Recording Secretary – Yes

Dan first noted that he sent the letter attached to the July 6 meeting to the Conservation Committee and received an acknowledgement from the Chair of the Conservation Committee. Dan noted that he sent the letter to the ZBA attached to the July 6 meeting but has not yet received a response.

With regard to the permits issued to 2A Wilson Road, Dan sent the letter authorized in the July 6 minutes regarding the subject property to the Building Inspector and copied Steve Smith. The attorney responded that he heard from the Building Inspector that he believes he could move forward based on sending the Planning Board notice and not meeting an objection. Dan said the Board didn't waive the requirement for a special permit, and that we should require that the landowner/operator file for a special permit. Dan said that we need to follow-up with the Building Inspector and landowner/operator

regarding the need to file a special permit for construction and change of use. Dan stated that Dan Skrip opined that the applicant does not have to send a request to the Building Inspector but can go directly to the Planning Board. Dan stated that he will let the attorney know he should submit the Application for Zoning Relief to the Planning Board, and note that this position is supported by a consensus of the Board. Rob pointed out that the Board should discuss whether the application should cover the renovation at 2 Wilson Road as well since the landowner/operator enclosed a portion of the property and then extended the outdoor area removing parking spots, activity requiring permission of this Board. Shannon asked that a letter be sent to the Board of Selectmen regarding construction that occurred at 2 and 2A Wilson Road without approval of the Planning Board.

Shannon asserted that the issues at Wilson Road raise the question of who is the Building Inspector's supervisor. Dan noted that it is both the State and the Selectmen. Rob noted that the Building Inspector did not directly tell the PB why he believed he has authority to issue the Building Permit for 2A Wilson Road, and the PB should not take action until we notice the issue for the Building Inspector.

Dan next raised the issue of the marijuana by-law. Dan said we need to get to work preparing our proposed replacement by-law and the regulation simultaneously. Dan recommended Shannon and Rob draft these proposals, and others on the PB would have their input in a regular meeting. Dan suggested we look to the Southbridge, Massachusetts by-law as a model. Dan stated that we want the by-law and regulations ready for a town meeting, but we can issue the regulation following a meeting (we would have to schedule the by-law for consideration based on the timing of the town meeting). Shannon and Patrick suggested calling the Attorney General regarding whether we need to have a formal subcommittee to draft the regulation and by-law. Shannon said he would call the AG.

Dan then noted that the PB needs to do an overall zoning review as suggested by Selectman Josh Antrim. Dan asserted that the review be done by a subcommittee. Dan recommended Sheila participate in the subcommittee, and then Shannon said he would have an interest. Dan asked Pat if he was interested and he said he was. Dan said that we will determine the subcommittee at a later date.

Dan next stated that Paula Devereaux has joined the meeting today to welcome our participation in the Open Space and Recreation Plan. Paula, Chairperson of the Open Space and Recreation Committee, noted the plan will provide an inventory of open space, set the community goals in that regard, and opine what the Committee thinks needs to get done. She noted that an approved plan is helpful when a community needs to get a state grant or funding. Paula further noted that her appearance before the PB is timely in that there is a survey on open space issues that needs to be completed by July 27, 2021. The Committee is working with the MACP and will get the results of the survey in August, and will determine its goals. The Committee expects to have a public meeting in September and then get the plan completed before end of year.

Shannon said that he would like to be a liaison to the Open Space and Recreation Committee. Paula said her Committee doesn't have liaison capability, but Shannon could attend the meetings. Shannon then described the freshwater spring that feeds the pond on hole no. 2 at Kelly Greens and noted that the Town needs to delineate the pond which would be extremely helpful to Town efforts to garner governmental and other support, including for flooding issues.

Dan then stated that he draft a posting for an alternate member referenced in the meeting of July 6, and sent the draft to Tony for his review and approval. Dan said he hoped the notice would be posted on July 21. Dan asked that the resumes be provided to the PB by July 30.

Dan turned to administrative assignments as the next topic. It was noted that this should be handled with Sheila present.

Dan then asked for a motion to close the meeting. Cal so moved, seconded by Shannon. The Board voted as follows:

Daniel Berman, Chairman – Yes  
Calvin Hastings, Vice Chairman – Yes  
Shelia Hambleton - Not Present  
Patrick O'Reilly – Yes  
J Shannon Bianchi – Yes  
Steven Viviano – Not Present  
Rob Steinberg, Recording Secretary – Yes

Meeting adjourned at 7:34 pm.

Meeting Minutes prepared by Recording Secretary Rob Steinberg.

Approved by Planning Board on August 3, 2021