

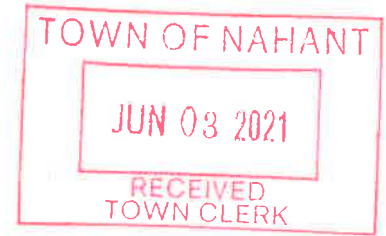
TOWN OF NAHANT

PLANNING BOARD

May 25, 2021 6PM

LOCATION: ZOOM CONFERENCING, NAHANT, MA

Hearing Minutes



Dan Berman called the hearing to order at 6:07 pm stating that the hearing was properly noticed and called the roll of those members attending:

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

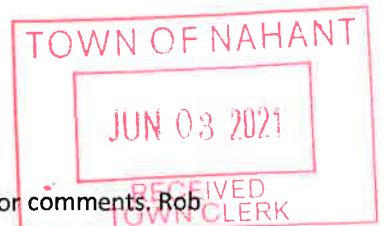
Public in attendance:

Carl Jenkins
Stephen Smith
Patricia Cavanaugh
Annie Wachtel
Ken Carangelo
Emily Potts
Christopher LeBlanc

Dan opened the meeting by asking for review of the minutes from the May 10, 2021 meeting of the Planning Board, and then moved for approval of the minutes. Sheila Hambleton so moved and Cal seconded. The vote was as follows:

Calvin Hastings, Chairman – Yes
Daniel Berman Vice Chairman – Yes
Sheila Hambleton, Treasurer – Yes
J Shannon Bianchi, - Yes
Patrick O'Reilly, Corresponding Secretary – Yes
Rob Steinberg, Recording Secretary – Abstained (not present at May 10 meeting)
Steve Viviano – Not Present

Dan Berman then noted that property owners appeared to be on the phone and he explained that the issue regarding the properties identified on the agenda is not a substantive issue but rather the process for submissions of amendments to the ZBA and allowing sufficient time for Planning Board review.



Dan then sent to Planning Board members a proposed letter to the ZBA. Dan asked for comments. Rob Steinberg noted a lack of coordination between the Planning Board and the ZBA as well as other Boards. Sheila noted that Chapter 40A of the State requirements may not allow the ZBA to take submissions after the original submission.

Dan then stated that Bass Point Road submitted two compromise proposals, and we needed early alert of those as well. Sheila recommended that there be a 14 day period prior to review by the ZBA. Dan asked if we should mention 40A in the letter and Sheila agreed. The letter was revised to include a reference to the 40A provision, as suggested by Dan.

Dan asked for a motion authorizing sending the letter allowing the Planning Board sufficient time for review of submissions to the ZBA. Cal so moved, and Sheila seconded. The vote was as follows:

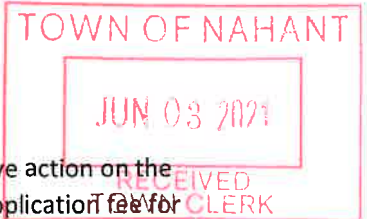
Calvin Hastings, Chairman – Yes
Daniel Berman Vice Chairman – Yes
Sheila Hambleton, Treasurer – Yes
J Shannon Bianchi, - Yes
Patrick O'Reilly, Corresponding Secretary – Yes
Rob Steinberg, Recording Secretary – Yes
Steve Viviano – Not Present

Dan then noted the supplemental submissions regarding 132 Bass Point Road, which contained a smaller deck with less crowding of the setback. Christopher LeBlanc, the builder, then explained the new proposals for the deck. Cal asked for a drawing by a registered engineer that shows the specifications. Dan noted that the revised plot plan is submitted by American Land Survey. Dan said he prefers Plan A, a larger set back from the neighbor's property (and deck closer to Bass Point Road). And, Dan also noted that the deck in Plan A is bigger than Plan B so it may be preferable to the landowner. Dan and Pat said they do not see the need to write a letter to the ZBA, and it was determined to leave the matter to the discretion of the ZBA.

Dan then said he wanted to discuss Form 7 of the marijuana law. Dan asked if notices were provided in advance of the hearing, but the Board then discussed the issue of receipt of mail by the Planning Board from Town Hall. Dan suggested a letter that the corresponding secretary would draft asking for a mailbox for all mail to the Planning Board.

As far as Form 7, the Board addressed the lack of notice to certain entities. Dan suggested sending out the hearing notices now and identify those dates on Form 7, but Shannon thought it wouldn't help. Shannon suggested filling out Form 7 accurately and if it gets rejected, then we start over with the by-law. Sheila noted the proposed by-law wasn't given to the Planning Board with enough information to give all notices. Dan noted that the consensus was that we should not send notices after the fact, and Shannon reiterated that this is his position.

Dan suggested Pat fill in Form 7 and submit it with the notices actually given. Sheila is going to look at past reports in the interim (and see if the Town Clerk sent notices) and, at the appropriate time, Pat will submit Form 7 to the Town Clerk.



Dan asked if there was any new business and Sheila noted that we didn't take definitive action on the issue of payment for the sign. The Planning Board could not receive payment for an application fee for special permit because the applicants included the town. Thus, the application fee is exempt and the Planning Board wasn't able to take the check from the Veteran's Association (a nonapplicant that offer to pay). The check was destroyed by Sheila because the Veterans Association declined to take the check back.

Dan then turned to Planning Board administrative matters on priorities and roles.

The Board discussed the need to appoint its members to fill Community Preservation Committee, Wetlands Committee, Coast Guard Committee, and other committees. Dan mentioned there should be a Planning Board member appointed for the ZBA and to replace Tony Barletta on the Regional Planning Board.

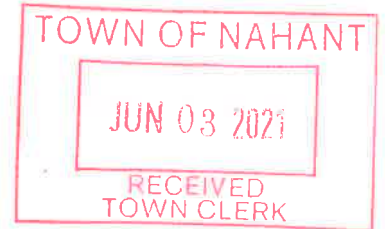
Shannon noted that the Bear Pond study was recommended by Planning Board and then the CPC asked for buy-in from various committees before it moved forward. Shannon noted that CPC outcome was affected by statements by Tony Barletta, and he did not believe Barletta had authority to speak and made claims about the BOS position that Shannon did not believe were true. Shannon asked that a letter be sent to the BOS letting them know our powers and how we intend to handle business moving forward. Shannon noted that Town Administrator's role is to follow direction of BOS and not make or influence decisions. Shannon then stated that he wanted to appoint positions in addition to the recording and corresponding secretaries.

Shannon moved that we nominate and elect Sheila to be Treasurer, and Pat seconded. The vote was as follows:

Calvin Hastings, Chairman – Yes
Daniel Berman Vice Chairman – Yes
Sheila Hambleton, Treasurer – Yes
J Shannon Bianchi, - Yes
Patrick O'Reilly, Corresponding Secretary – Yes
Rob Steinberg, Recording Secretary – Yes
Steve Viviano – Not Presented

Shannon then moved that the Board nominate Dan Berman to be the Planning Board chair and Sheila seconded. Dan made a statement that he supports Cal as long as he wants to remain chair and said he doesn't intend to vote for himself. Dan then moved that we nominate Cal to be the Planning Board chair, and Sheila seconded. Cal described events that had transpired while he was chair as well as his frustration with the impediments to action in the Towan, but concluded by saying if the consensus is to replace him as Chairman, he would accede to that. Rob Steinberg spoke in favor of Dan Berman as Chairman and Cal as Vice Chairman. Shannon said that the Planning Board needs to be able to speak more forcefully as a Board through the Chairman to other town officials, and that Dan would be a more direct advocate of the Board's views.

Rob Steinberg then moved that Dan Berman be elected Chairman of the Planning Board and Kal be elected Vice Chairman of the Planning Board.



The vote was as follows:

Calvin Hastings, Chairman – Yes
Daniel Berman Vice Chairman – Yes
Sheila Hambleton, Treasurer – Yes
J Shannon Bianchi, - Yes
Patrick O'Reilly, Corresponding Secretary – Yes
Rob Steinberg, Recording Secretary – Yes
Steve Viviano – Not Presented

Dan asked that Sheila circulate a list of committees on which Board members should be appointed. Dan noted that the next meetings are the first of June and the 15th of June. Dan asked that Rob to get the Board meetings on the community calendar for the first and third Tuesday of every month.

And adjourning the hearing, Dan asked for a motion to close the hearing.

Cal so moves to close the hearing, Shelia seconded. The vote was as follows:

Calvin Hastings, Vice Chairman – Yes
Daniel Berman Chairman – Yes
Sheila Hambleton, Treasurer – Yes
J Shannon Bianchi, - Yes
Patrick O'Reilly, Corresponding Secretary – Yes
Rob Steinberg, Recording Secretary – Yes
Steve Viviano – Not Presented

Hearing adjourned at 8:34 pm

Hearing minutes prepared by Recording Secretary, Rob Steinberg.

Approved by planning board on _____.