



TOWN OF NAHANT
PLANNING BOARD
MONDAY, NOVEMBER 17, 2020 6:00PM
LOCATION: ZOOM CONFERENCING, NAHANT, MA

MEETING MINUTES

Planning Board Meeting called to order at 6:13pm

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 – Not Present - joined at 6:14
Steven Viviano – Here

Public guests in attendance:

Janet Dolan
Anne Marie Grady
Annie Wachtel
Sarita and Francis Valenti
Jeff Tsao
Paul Smith
Webb Primason – attorney representing Rizzo family
Emily Potts
Bob Rizzo
Sean Valenti
Chris Mello

Approve Prior Minutes

None

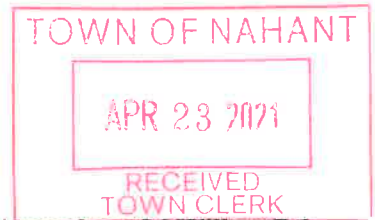
Mirjana Maksimovic – joined at 6:14

Updates on ongoing business

Brief discussion on town hall closing due to Covid quarantine.

Communication with the ZBA

Discussion between Cal Hastings, Dan Berman and Sheila about contacting the ZBA for discussion on communication.



Discuss issues and consider comments to be sent to the Zoning Board of Appeals re 96 Willow Rd

Dan and Pat O'Reilly Discussion of wording of the letter as regards retroactive building permit.

Cal Hastings discussion of initial scope of work how it has changed to a large extent.

Steve Viviano questions how much oversight we would have over the building permit issuance process.

Mirjana Maksimovic raises the question of the appraised/assessed.

Shannon, Dan, Pat Sheila discussion on last paragraph.

Motion to recess regular meeting made by Sheila, seconded by Cal

- 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 – Yes

Recessed regular meeting at 7:07pm

Dan Berman calls roll to resume Spouting Horn Hearing

- 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 – Here

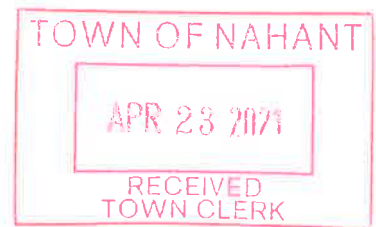
Dan Berman states which letters have been received. States that we need a letter from the Board of Health and the Building Inspector.

Robin Stein discusses that there be a condition on the waivers that there not be any change in the runoff and that there be language to that affect.

Robin Stein clarifies that there is not a requirement that the building inspector provide a letter

Steve Smith describes the waiver request for the minimum center line radii and that the waiver is intended to reflect existing conditions of the roadway

Dan Berman recounts that the town departments have expressed no safety concerns regarding the right



of way or street width

Dan Berman discusses the length of the right of way was also not highlighted as a concern

Dan Berman, Cal Hastings and Pat O'Reilly discuss the pavement width and the practicality of widening the road and it not being required for emergency access.

Dan Berman and Steve Smith discuss curbing and sidewalks and that they are not currently present and whether they would be necessary.

Dan Berman and Robin Stein discuss that the street trees being sufficient as they are now.

Steve Smith confirmed that the waiver request for monuments was withdrawn.

Robin Page and Steve Smith clarify that the waiver request is just for structured drainage and not the requirement that future development not change water flow to and from the property.

Cal Hastings, Steve Smith, Robin Stein discuss the condition about water run-off.

Janet Dolan objects to the subdivision and claims the road is a private road subject to restrictions.

Dan and Cal discuss the scope of the planning board's review on whether there is any cause to reject the subdivision.

Janet Dolan asks about the police and fire chief's letters.

Cal Hastings reads the fire chief's letter.

Dr. Sheldon Sevinor asks how the planning board can approve a subdivision if the road is private and there is no permission

Robin Stein states she can't give advice to the general public, but she has advised the board that private property rights of abutters should not be within the review of the planning board.

Dan Berman further explains that these are private property rights that the board doesn't have jurisdiction over.

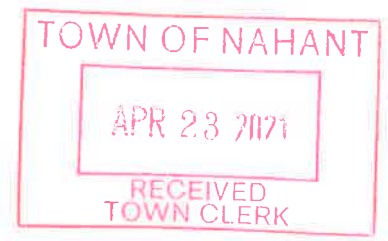
Dr Sheldon Sevinor requests that Sheila send the covenant to the planning board and Robin Stein.

Sheila Hambleton makes a statement about the easement not being a public road and that the subdivision not being connected.

Shannon and Dan suggest that we have discussed this issue sufficiently.

Shannon, Robin Stein and Janet Dolan further discuss documents requests and which letters are available.

Further discussion about public versus private way and future versus past rights.



Discussion of continuing the public hearing to Tuesday December 1 at 7pm.

So moved by Cal, and seconded by Sheila

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 – Yes

recessed continued hearing at 8:50pm and reconvened regular meeting at 8:50pm

Dan Berman asks about something from Northeastern University that the Conservation Commission has received and what information is available.

Discussion on draft comments to the zoning board of appeals re 96 Willow Rd.

Further discussion on the chronology of the permitting process and referral to the ZBA.

Mirjana Maksimovic adds that what was done here was not correct

Further general discussion about problems with this process.

Dan discussing continuing consideration of the letter to Dec 1.

Cal moves to adjourn, Pat seconded

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 – Yes

meeting adjourned at 9:27pm

minutes prepared by recording secretary, Patrick O'Reilly
approved on 4/22/2021