

**TOWN OF NAHANT
PLANNING BOARD**

**TUESDAY, SEPTEMBER 29, 2020 6:00PM
LOCATION: ZOOM CONFERENCING, NAHANT, MA**

PUBLIC HEARING MINUTES

Roll call vote to open hearing
Spouting Horn Rd continued public hearing opened at 6:10pm

Cal Hastings, Chairman Here
Dan Berman, Vice Chairman Here
Sheila Hambleton, Treasurer Here
Patrick O'Reilly, Recording Secretary Here
Shannon Bianchi, Corresponding Secretary Here
Mirjana Maksimovic Here
Steven Viviano Not Present *joined at 6:45*

Guests in attendance
Sarita and Francis Valenti
Sean Valenti
Annie Hausler-Wachtel
Dr Sevinor
Robin Stein
Courtney Crush
Jeff Tsao
Kathleen Marden
Emily Potts
Anne Marie Grady
Donald Conn – Representing Faragamo family

Cal Hastings opening remarks. Met with Town engineer. Spoke at length about no stone water drainage. Where the water would go just a little bit North of the property.

Anne Marie – Thanked the chairman for sharing documents and requested copy of additional plans.

Stephen Smith – Will provide plans as soon as possible.

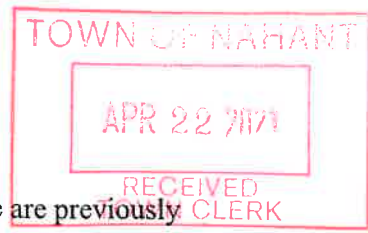
Discussion on logistics of delivering documents to planning board between Cal Hastings, Sheila Hambleton, Stephen Smith

Dan Berman sent new topographical map to planning board.

Robin Stein determined that the extension and road itself are private.

Cal Hastings asks if we should we deal with the waivers

Robin Stein speaks to the discussion of waivers requested.



Stephen Smith stated these are things that exist today and is not theoretical. These are previously agreed to by planning board for the previous subdivision on 2 separate occasions.

Cal Hastings asks Robin for guidance on process and procedure.

Robin Stein suggests going through the waivers to give people an opportunity

Stephen Smith asked if there was additional discussion on minimum center line radii. *Street right of way width waiver requested is to continue existing 23 foot right of way*

Dr Sevinor asks if 1966 covenant is still relevant to the subdivision.

Cal Hastings restates question and expressed concern that there issues with conflicting rights to access among neighbors

Steve Viviano noted that he joined at 6:45pm

Anne Marie asks that the petitioner explain the public interest in each of the waiver requests.

Cal Hastings wants to see issues dealt with so that the road is made safer and right of way maintained.

Robin Stein clarifies that the waivers must be in the public interest.

Steve Smith states that the minimum center line radii is consistent with previous planning board approvals. Bigger turnaround will negatively impact neighborhood. Street width right of way is consistent with previous approvals. Dead end street length and pavement width consistent with previous approvals and would rely on approvals from police and fire. No existing sidewalks to connect to. Plentiful existing trees in road, but could consider planting trees. No additional monuments appear to be needed. Could work with town engineer to consider storm drainage, no changes are being proposed. Open space not clear what that would be on this size subdivision.

Cal Hastings wants to see maintenance issues addressed with the right of way. Right of way keeps growing in, isn't maintained and could be a safety issue.

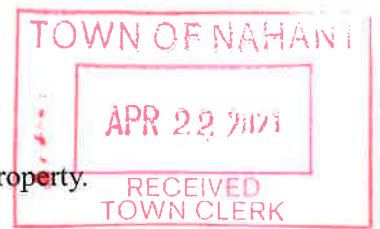
Steve Smith what is the incremental difference going to be in what is being proposed.

Cal Hastings asked DPW to take a look at the subdivision and they haven't yet. Just trying to be reasonable about what is possible. Certainly someone could cut the brush back to 23 feet right of way.

Shannon Hastings thinks we should continue the hearing so we can get more information. Thinks we need to have all these documents

Cal Hastings asks Shannon to hold a motion to continue the hearing.

Sheila Hambleton Steve Smith suggested a site visit with all the relevant departments, committees and planning board members.



Cal Hastings discussed how water drains onto this lot and onto the carter smith property.

Anne Marie said that drainage study proposed by Stephen Smith and reviewed by town engineer would be definitive.

Stephen Smith clarifies that if it was acceptable to the board that if it was an issue for the board then the developer could do a drainage study and submit it to the town for review.

Robin Stein discussed making sure that planning board members and members of the public get their concerns stated for the record.

Dr Sevinor wants the others to take responsibility for maintaining the right of way.

Dan Berman wants to see how the right of way can be better maintained

Dan Berman made a motion to continue this hearing to October 20, 2020 6pm

Shannon Bianchi seconded

Further discussion on logistics between Dan, Cal, Robin about how a site visit before next hearing could be accomplished

Roll Call vote to continue this hearing to October 20, 2020 6pm

Cal Hastings Yes

Sheila Hambleton Yes

Dan Berman Yes

Shannon Bianchi Yes

Mirjana Maksimovic Yes

Steven Viviano Yes

Patrick O'Reilly Yes

Meeting Minutes Prepared by Patrick O'Reilly, Recording Secretary
Minutes Approved by Planning Board on November 2, 2020