



TOWN OF NAHANT, MASSACHUSETTS

OFFICE OF THE
NAHANT PLANNING BOARD

Minutes of Meeting held June 5th, 2007

Present: Richard Snyder, Cal Hastings, Sheila Hambleton, Carl Easton, Dan Perepelitza, and Teri Motley,

Absent: Carolyn Cummings-Saxton;

Guests: Mark Cullinan, Town Administrator.

The meeting was called to order at 8:03 pm.

The Town Administrator spoke about a program underway in his office to research and delineated rights of way within the town. He showed how he had divided the town into 10 zones and the progress to date in the first zone. We spoke about the possible use of CPA funds to fund and accelerate the research and he felt that something on the order of \$100,000 would be required to finish the program, mark the rights of way, and provide adequate documentation and maps.

Mr. Cullinan also showed a corrected set of bylaw having been researched back to 1991, the last major revision and explained that what was sent to the Attorney General for approval did not always match the amended warrant article as reflected in the transcripts of the town meetings. We discussed further research to go back to 1937.

Mr. Cullinan also brought to the board's attention a desire by Verizon to place a fourth antenna on the pole behind the police station. The three designed, interior cavities are currently occupied by Sprint, Cingular and T-Mobile and this would require an external collar.

We discussed what process might be adopted to routinely include input from our Public Safety officials into decisions of the Zoning Board of Appeals that are based in part on consideration of public safety.

Terri Motley reported on the outcome of the ZBA appeal hearing regarding the property at 271 Nahant Road (The Jesmond) and that the appeal was withdrawn without prejudice.

The Board discussed upcoming hearing to appeal the Building Inspector's ruling regarding the lot at 64 Spring Road (The Stone Barn.) The board feels that the lot can not be grandfathered because it did not meet all of the criteria required by MGL Chapter 40A Section 6 in this regard and instructed that a letter to this effect be sent to the Zoning Board.

The Board discussed the petition for a waiver of the front yard setback requirement at 17



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Ocean Street. We concluded that no evidence has been put forth that meets the criteria for granting a variance and instructed that a letter to this effect be sent to the Zoning Board.

The Board discussed whether Mr. Hastings and Ms. Motley would have to recuse themselves from the upcoming hearing scheduled for June 28th on the petition by T-Mobile to locate an antenna in the Village Church. The Board concluded that they did not.

Sheila reported that the Master Plan surveys totaled 410 and had been sent to be tabulated.

The meeting was adjourned at 10:20 pm.

Carl Easton
Recording Secretary
June 5th, 2007

The Town Administrator spoke to the possible 40B defense since the town might qualify by virtue of having meeting 1.5% test.