

TOWN OF NAHANT

Planning Board

August 8, 2022

The Chairman called the meeting to order at 6:00 pm, stating that the meeting was properly noticed, and then calling the roll of those members attending:

Rob Steinberg – Chairman - Here

Calvin Hastings, Vice Chairman - Here

Sheila Hambleton – Not Present

Patrick O'Reilly – Not Present

Steven Viviano – Here

J Shannon Bianchi, Corresponding Secretary – Here

John Stabile– Recording Secretary – Joined at 6:13 pm

The Chairman began the meeting by deferring approval of the July 5 minutes to the next meeting.

The Chairman next addressed Alternate Members noting Michelle Capano is the only person whose resume he has received. Chairman will pursue other candidates. WE will put off voting on Michelle until the next meeting.

The Chairman sent the notice to Tony regarding the public forum for end of September. We will see who else responds but I will be working with Steve on other people he recommends on various side of issue.

The Chairman asked if any members of the public want to comment or have questions on the public forum. Steve offered an update on the short-term committee's work. Shannon said Steve had indicated he would put together a document for the Board. Steve said he would send it out. The Chairman suggested that we not hold another meeting in August, but in the meeting for the first week of September that Steve's presents his document on short-term rental, and answer questions of Board members. The Chairman stated he would present a summary of comments made thus far at prior PB meetings. Steve noted that there were a group of individuals who emailed the committee members draft by-laws. Shannon asked who the people are, and Steve said it was a group of residents. The Chairman asked to present a summary of the key items from the submission of the group of citizens.

The early September meeting will be a discussion on Steve's presentation, in view of Steve's comment that PB go into the forum cold. Then, the PB would hold the public forum. The Chairman would draft a document the PB preliminary position on short-term housing which would be review at the first meeting of October (but sent around to members before that meeting). Shannon suggested that there is concern about only a few people speak, and that we need to open it up to public comment. However, we would have a time limit on public comments who aren't selected to speak with the Chairman having discretion to allow a time extension in his discretion.

The Chairman ask what the primary task is for accessory dwelling units. Josh Antrim had asked us to review the issue. Shannon said we should pull a data set together about how many of these units are in town, and what other towns and cities are doing. The Chairman suggested the issue be taken up in October, together with marijuana laws.

The Chairman asked if there is anything we should put on the agenda for the Fall. Shannon mentioned an update from Town Hall on the Corps process for studying on improvement of Bear Pond. Town Hall wants to let the engineering project get done before seeking to have the Corps study. NU has modified its plan for the seawater intake facility, and that plan is currently before the ConComm. The Chairman said he does not know if NU plans to come before us to see if we approve the modified plan. The Chairman will look into that with Town Hall and with attorneys. Michelle Capano said that Mass DEP rejected their plan because they failed to allow the ConComm a site plan visit. Michelle said there is no change to the plan. The Commission is reevaluating that same plan. There was a site visit on July 28 and select members of the public were invited. NU said they would allow 3 members of the public. Concomm will convene August 17 and NU will seek in a new application to whether approve the new application. The Concomm can decide the same as previously or differently. The Chairman said he may follow-up with Christine Kent about the application and the floodplain map issue. Michelle asked whether the two boards should come together to determine the proper FEMA flood maps. The Chairman noted that this could be a selectman issue.

Steve Viviano asked for the status of the Coast Guard housing. The Town-Owned Land Committee met, and there is an easement that needs to be determined and refiled on Castle Road. The work is on-going. The residents were given a one-year notice. Steve asked whether that property has an effect on Bear Pond. Shannon noted that the Town doesn't know what to do with the dirt being excavated from the Coast Guard site. Shannon said Coast Guard housing won't affect Bear Pond but we will need the dirt. It also could be used to fix the bumpy fairways. Michelle noted that the Coast Guard housing committee is disbanded, but it might be appropriate for us to send comments to the Town-Owned Land Committee, the Town Administrator and the Board of Selectmen. The Chairman asked the Corresponding Secretary to draft comments regarding use of the dirt and we would send the comment to the golf course committee as well. Shannon noted that putting fill in and near wetlands is subject to permitting issues.

The Chairman asked for a motion to adjourn. Cal so moved, second by Steve.

Rob Steinberg – Chairman - Yes
Calvin Hastings, Vice Chairman – Yes
Sheila Hambleton – Not Present
Patrick O'Reilly – Not Present
Steven Viviano – Yes
J Shannon Bianchi, Corresponding Secretary – Yes
John Stabile– Recording Secretary – Yes

Public meeting adjourned at 6:52 pm.

Meeting Minutes prepared by Recording Secretary and Rob Steinberg.
Approved by Planning Board on September 6, 2022