

TOWN OF NAHANT

Planning Board

July 5, 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 – Here
Patrick O'Reilly – Here
Steven Viviano – Joined at 6:05 pm
J Shannon Bianchi, Corresponding Secretary – Joined at 6:15
John Stabile– Recording Secretary – Here

Dan Skrip, attorney for the Town, also attended the meeting

The Chairman began the meeting by asking for approval of the minutes of June 13 and June 21, 2022.

John moved to approve the minutes dated June 13, 2022, and the motion was seconded by Cal. The vote was as follows:

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

Cal moved to approve the minutes dated June 21, 2022, and the motion was seconded by John. The vote was as follows:

Rob Steinberg – Chairman - Yes
Calvin Hastings, Vice Chairman - Yes
Sheila Hambleton – Yes
Patrick O'Reilly – Abstain
Steven Viviano – Yes
J Shannon Bianchi, Corresponding Secretary – Yes
John Stabile– Recording Secretary – Yes

The meeting began with further discussion of the short-term housing committee and when it will complete its work. Dan Skrip indicated he believes it is unrealistic that the committee will complete its work by September 2022. The Chairman stated that any public forum held by the PB was not designed

to usurp the role of the short-term housing committee but rather to ensure that PB members have an informed view on the subject and provide a preliminary view to the short-term housing committee of its view given the PB's role in zoning.

The Chairman next turned to the issue of whether or not the PB believes it is necessary to replace Steve Viviano as it representative on the short-term housing committee due to his ownership of airbnbs. Dan Skrip explained the position he took in writing that Steve Viviano did not have a conflict. The consensus of the PB was that he can fairly represent the PB and the replacement is unnecessary given that the PB plans to provide a formal but preliminary statement to the short-term housing committee of its position.

The meeting then turned to a discussion of the process for short-term housing consideration by the PB. The consensus of the group was that the PB should convene a public forum in about 60-90 days to hear from informed members of the public regarding their views on short-term housing. The Chairman said that he could reach out to solicit members of the public to provide their viewpoints.

The Chairman asked for a motion to authorize him to convene a meeting and select persons to present information at that meeting for purposes of providing an informed view of its preliminary views on short-term housing to the short-term housing committee, with potential speakers to provide a short written statement of what they wish to cover. The motion was seconded by Sheila. The vote was as follows:

Rob Steinberg – Chairman - Yes
Calvin Hastings, Vice Chairman - Yes
Sheila Hambleton – Yes
Patrick O'Reilly – Yes
Steven Viviano – Yes
J Shannon Bianchi, Corresponding Secretary – Yes
John Stabile– Recording Secretary – Yes

The PB next discussed soliciting alternate members and the consensus was to proceed on the same basis as we did when we solicited Alternate members in August 2021.

The PB next considered a letter of support for the Open Space Plan and the Board approved a letter in support with the amendment related to Bear Pond recommended by Shannon.

Paul Devereaux who is chairperson of the Open Space and Recreation Committee then was recognized to speak. A motion was made to approve the letter of support consistent with the discussion to be originated by the Corresponding Secretary. The motion was seconded. The vote was as follows:

Rob Steinberg – Chairman - Yes
Calvin Hastings, Vice Chairman - Yes
Sheila Hambleton – Yes
Patrick O'Reilly – Yes
Steven Viviano – Yes

J Shannon Bianchi, Corresponding Secretary – Yes
John Stabile– Recording Secretary – Yes

Rebecca Flacke was then recognized and raised the issue of why the PB was getting involved in the short-term rental issue. The Chairman said there were zoning issue and it was the consensus of the PB that it wanted to provide input on its view on these issues to the short-term rental committee. Shannon stated that the short-term rental committee is to look at regulations while the PB will look at zoning by law changes. Discussion ensued whether the short-term rental committee was also charged with issue by-laws, and the Chairman stated he would get clarification from the Town Administrator.

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

Rob Steinberg – Chairman - Yes
Calvin Hastings, Vice Chairman – Yes
Sheila Hambleton – Yes
Patrick O'Reilly – Yes
Steven Viviano – Yes
J Shannon Bianchi, Corresponding Secretary – Yes
John Stabile– Recording Secretary – Yes

Public meeting adjourned at 7:26 pm.

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