

TOWN OF NAHANT

Planning Board

May 17, 2022



Cal Hastings called the meeting to order at 7:08 pm, stating that the meeting was properly noticed, and called the roll of those members attending:

Calvin Hastings, Vice Chairman – Here
Sheila Hambleton – Here
Patrick O'Reilly – Here
J Shannon Bianchi – Here
Steven Viviano – (joined at 7:25)
John Stabile – Here
Rob Steinberg, Recording Secretary – Here

The Chairman asked for a motion to approve the minutes of April 19, 2022 as edited. Sheila made the motion, seconded by Shannon. The vote was as follows:

Calvin Hastings, Vice Chairman – Yes
Sheila Hambleton – Yes
Patrick O'Reilly – Abstained as wasn't present
J Shannon Bianchi – Yes
Steven Viviano – Not Present
John Stabile – Yes
Rob Steinberg, Recording Secretary – Yes

The Chairman first discussed the committee service of PB members - short-term rental committee (Steve Viviano), town-owned land study committee (Sheila Hambleton), and the storm water bylaw committee (Cal Hastings). Sheila said the Antigo Way property will be discussed of the Town-owned land study committee in June. Cal suggested that we obtain a list of committees and determine whether to add PB members.

Shannon said he attended the last meeting of the short-term rental committee. Shannon said he would be willing to serve on that committee. Shannon noted that they wanted to avoid coming before the PB and instead issue regulations for safety and focus on licensing which could be approved by the BOS. Shannon said he didn't know that there has been a town meeting to discuss airbnbs, and Shannon said he would like to have a survey done, and that it is important that the public have a voice. Cal said the PB should be involved in the process. Steve said that Tony said the task for the Committee was not to decide whether to allow airbnbs but to draft regulations. Rob asked who appointed Steve, and Sheila noted that Steve was appointed by the PB. Cal said short-term housing is a real estate issue and that is the PB's domain. The PB should have input to the committee and said he didn't know Steve was represented the PB on that committee. Steve disclosed that he had airbnbs and was told it was fine. Patrick noted that some matters, such as tax and health and safety, are not related to PB expertise, but zoning change recommendations or use regulation updates are for the PB. Steve said the committee is