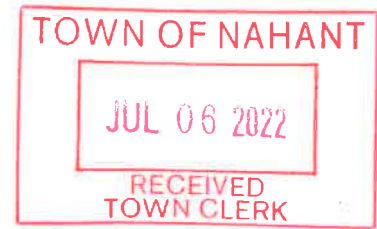


TOWN OF NAHANT

Planning Board

June 13, 2022



Cal Hastings called the meeting to order at 6:04 pm, stating that the meeting was properly noticed, and called the roll of those members attending:

Calvin Hastings, Vice Chairman – Here

Sheila Hambleton – Not Present

Patrick O'Reilly – Joined at 6:08 pm

J Shannon Bianchi – Here

Steven Viviano – Joined at 6:25 pm

John Stabile – Here

Rob Steinberg, Recording Secretary – Here

The Chairman asked for a motion to approve the minutes of May 2, 2022. Cal made the motion, seconded by John. The vote was as follows:

Calvin Hastings, Vice Chairman – Yes

Sheila Hambleton – Not Present

Patrick O'Reilly – Not Present

J Shannon Bianchi – Yes

Steven Viviano – Not Present

John Stabile – Yes

Rob Steinberg, Recording Secretary – Yes

The Chairman asked for a motion to approve the minutes of May 17, 2022. Cal made the motion, seconded by Shannon. The vote was as follows:

Calvin Hastings, Vice Chairman – Yes

Sheila Hambleton – Not Present

Patrick O'Reilly – Not Present

J Shannon Bianchi – Yes

Steven Viviano – Not Present

John Stabile – Yes

Rob Steinberg, Recording Secretary – Yes

Cal moved that Rob Steinberg replace Dan Berman as the liaison with the attorney George Pucci for the NU case, seconded by Shannon. The vote was as follows:

Calvin Hastings, Vice Chairman – Yes

Sheila Hambleton – Not Present

Patrick O'Reilly – Yes

J Shannon Bianchi – Yes

Steven Viviano – Not Present

John Stabile – Yes

Rob Steinberg, Recording Secretary – Abstained

Cal next turned to the issue of the chairmanship. He said he would stay on as Vice Chairman. Patrick moved to make Rob Steinberg Chairman of the Planning Board, seconded by Shannon.

Calvin Hastings, Vice Chairman – Yes

Sheila Hambleton – Not Present

Patrick O'Reilly – Yes

J Shannon Bianchi – Yes

Steven Viviano – Not Present

John Stabile – Yes

Rob Steinberg, Recording Secretary – Abstained

Patrick moved to make Cal Vice Chairman of the Board, seconded by Shannon.

Calvin Hastings, Vice Chairman – Abstained

Sheila Hambleton – Not Present

Patrick O'Reilly – Yes

J Shannon Bianchi – Yes

Steven Viviano – Not Present

John Stabile – Yes

Rob Steinberg, Chairman and Recording Secretary

Rob Steinberg moved to make John Stabile Recording Secretary, seconded by Cal.

Calvin Hastings, Vice Chairman – Yes

Sheila Hambleton – Not Present

Patrick O'Reilly – Yes

J Shannon Bianchi – Yes

Steven Viviano – Not Present

John Stabile – Yes

Rob Steinberg, Chairman

Rob Steinberg said he would take the minutes for this meeting and then handed them over to John Stabile, but that, unlike his predecessor, Rob would take care of zoom and posting of the agenda on the Town website.

Steinberg moved to make Shannon Corresponding Secretary, seconded by Cal.

Calvin Hastings, Vice Chairman – Yes

Sheila Hambleton – Not Present

Patrick O'Reilly – Yes

J Shannon Bianchi - Abstain
Steven Viviano – Not Present
John Stabile – Yes
Rob Steinberg, Chairman – Yes

The Chairman next turned to the Treasurer. Chairman moves to make Patrick Treasurer, seconded by Cal.

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

The Chairman next turned to 19 Baker Rd. Attorney for property owner Steve Smith noted that they had worked with the building inspector re areas of noncompliance and want a special permit to address certain nonconformances. In 2007, the PB did not provide sufficient validation that there is approval of two separate lots with the nonconformities that exist and the requirements for variance. Patrick asked: how old are the structures? Steve Smith said 100 years. Smith said the ANR was approved in 2007. The subdivision plan was approved and recorded in 2007. However, the zoning issues were not addressed. Smith said there is conceivably a title issue with respect to the property. The Planning Board determined it was not necessary for us to comment on the filing with respect to 19 Baker Rd.

The next issue was the PB's role with respect to short-term housing. Cal said that Steve Viviano being the PB representative on that committee is a conflict of interest and the Steve should not be on that committee. John asked why Steve was placed on the committee and Shannon said he had a lot of knowledge on building permits and has certain expertise. Patrick said he doesn't believe Steve Viviano has a conflict of interest. However, Patrick said he generally agree with the sentiment. Patrick said the short-term housing committee isn't leaving a role for the PB and perhaps we should take it up.

Rob asked Steve whether he is involved with Airbnb's in the Nahant community. Steve said he doesn't personally own any Airbnb's in Nahant but that he does have an interest because of the property he owns over the Turnstone market in which he serves as Trustee. Steve called the ethics committee and they said because this is an ad hoc committee that doesn't have the right to do anything, it could be ok. Steve checked with Dan Skrip who said it was fine for Steve to serve.

Cal questioned that Steve doesn't own an Airbnb, and Steve said he is a trustee of the Turnstone market building but is not the host online and doesn't get compensation or other direct financial benefits from the operation. If the house is rented out, it is helpful to him.

Shannon said we should focus on a perceived conflict of interest. Shannon said we should take Steve's word on his interest. Rob said we need to also address whether Steve is the right person to represent

the views of the PB. And, we also need to determine the PB's role with respect to ADUs and short-term housing

Shannon suggested we start next week's meeting at 5:30 pm so Steve Viviano can attend.

The Chairman next raised the issue of whether the PB should take up ADUs as well as short-term housing. Shannon said that we have put the cart in front of the horse and the PB should take a survey on Airbnbs and then hold hearings, so we have an informed position representing the view of the residents. Shannon said we should determine whether we have short-term housing or not and accessory dwelling units or not. Right now, we are skipping to write the regulations. John asked why this committee was put together. Shannon noted that Town Meeting voted for the Committee to be formed and to report back to Town Meeting. The Chairman asked that Shannon to send around information regarding what the Town decided at Town meeting. Tony appointed the committee to come up with regulations and not deciding whether or not to allow Airbnb's.

Cal said his concern is that Nahant is a single-family residential community, and he isn't sure how Airbnb's interact with that environment. Cal said the PB has a significant responsibility to determine the issue of whether Airbnb's are appropriate in this community and where. Patrick said he is generally supportive of allowing homeowners having some limited Airbnb's, but he is in favor of addressing the zoning issue. Patrick is concerned that the short-term rental committee is limited to health and safety, and not zoning issues. Patrick said it is better that we coordinate and have a representative who expresses those views.

John asked whether the committee is addressing only health and safety issues. Steve said we are coming up with rules and regulations, and the committee is looking at areas where Airbnbs can be allowed as well as health and safety. Steve said any zoning issues will come back to the PB. Shannon said that he thought the committee didn't want to address zoning issues. Steve said even a definition of what short-term housing is has to come before the committee.

Terri Clark noted that her street on Furbush has 2 short-term rentals. She asked when we allowed commercial use on her street. Shannon noted there is a form that she can fill out to give to the building inspector's office if she wants to file a complaint for enforcement of zoning.

The Chairman next raised the issue of whether we are going to resume live meetings. Cal said he wanted to get to know people better through personal contact. Cal said he isn't pushing it but would be happy with live meeting. Patrick said he would like to get back to hybrid meetings.

The Chairman said he will determine how we can start hybrid meetings, with the intention to make the next meeting hybrid.

The Chairman asked for a motion to adjourn. Cal so moved, second by Patrick. The vote was as follows:

Rob Steinberg, Chairman – yes

Calvin Hastings, Vice Chairman – yes

Sheila Hambleton – Not Present

Patrick O'Reilly – yes

J Shannon Bianchi – yes

Steven Viviano – yes

John Stabile – yes

Public meeting adjourned at 7:32 pm.

Meeting Minutes prepared by Recording Secretary Rob Steinberg.

Approved by Planning Board on July 5, 2022.

