

TOWN OF NAHANT

Planning Board

June 21, 2022



Rob Steinberg called the meeting to order at 5:33 pm, stating that the meeting was properly noticed, and then calling the roll of those members attending:

Rob Steinberg - Chairman

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 – Not Present (joined at 6 pm)

Because the Recording Secretary was not present at the start of the meeting, the Chairman said he would take the minutes for the entirety of the meeting

The first issue is how the Planning Board should participate in deliberations with respect to short-term housing. The Chairman noted that there was an issue raised at the last meeting on whether Steve Viviano should continue as the representative of the PB on the STHC.

The Chairman said we recognize that a committee has been designated at the direction of the Town and we don't want to usurp their role. However, we do want to provide an informed input on the subject and we are tasked with reviewing the accessory dwelling units, which is a related issue. The PB's job is to interpret and amend, as appropriate, zoning requirements and advise on future planning for the community so short-term housing is integral to our mission.

Shannon said hearings are important for PB to make an informed decision. Shannon said formal hearings could be helpful for the purpose of advancing a by-law.

Steve said there is concern in the community on short-term housing , but there is a great committee with a lot of public input. Steve said there is a potential for confusing the issue.

Sarah Christie said there could be a lot of redundancies if the PB got involved in this issue at this point.

Frank Botta raised the question of what value would the PB bring to the table. Frank noted that we must decide based on facts.

The Chairman asked for a motion for the PB to have hearings on short-term housing (and related issues) for the purpose of advising the SHTC as well as other decisionmakers in this process of the PB viewpoint (reserving the right to take such other action as it may deem necessary with respect to this issue). Cal so moved, second by John.

Steve then asked for further discussion of the issue and noted that he is struggling to see the benefit of the PB telling the STHC where to go. Steve said the STHC should first carryout its duties and then the PB should intervene.

John asked if the two committees would overlap. The Chairman read the four objectives of STHC from the conflicts letter (and presumably from the warrant) and it did not include by-law issues and discussions of what constitutes a residential use. Shannon noted that the STHC is looking at regulations and read the transcript from the Town meeting. Sarah Christie noted that Article 27 dealt with the taxes and Article 23 dealt with the STHC (building inspector, PB, Health Dept and two others appointed by the Town Administrator).

Shannon noted that the recommendation of the STHC is to be reported back to Town Meeting, and not back to the PB.

John asked what happens between now and the next Town Meeting. Shannon said there is a mechanism for zoning enforcement. Shannon noted that an aggrieved resident can seek to enforce the law with the building inspector.

The vote on the motion to hold a hearing on short-term housing as described in the second to last paragraph of the preceding page was as follows:

Rob Steinberg – Chairman - Yes

Calvin Hastings, Vice Chairman – Yes

Sheila Hambleton – Not Present

Patrick O'Reilly – Not Present

Steven Viviano – No

J Shannon Bianchi, Corresponding Secretary – Yes

John Stabile– Recording Secretary – Yes

The motion passed 4-1. The Chairman then said he will set in motion the notices to hold hearing on the issue and will provide a proposed procedural framework at the next meeting for discussion by the PB.

The Chairman then said he would set in motion a solicitation for alternative members to the PB in view of the prior two alternate members no longer serving due to John Stabile becoming a member and Kristin Standish's term ending.

With respect to 89 Willow Rd, Cal said the issue is in litigation and there are a myriad of issues about what was done on the property compared to what was represented. Shannon said that Sheila wanted us to have the background document, and we should await Sheila's attendance at the next meeting.

Paula Devereaux then spoke saying she is attending meeting for the Open Space Committee. Paula said she sent the open space and recreation plan to PB and said they have a proposed approval from the Division of Conservation Service, but they want a supporting letter from the PB. The Chairman said we

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would get a letter addressing the issue out by July 10th. Chairman will put this on the agenda for the next meeting.

The Chairman noted that the PB may consider the ADU issue during the hearings on short-term housing as a related issue. The Chairman also said that we have a proposed marijuana by-law which we should give final consideration in the next few months.

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 – Not Present

Patrick O'Reilly – Not Present

Steven Viviano – No

J Shannon Bianchi, Corresponding Secretary – Yes

John Stabile– Recording Secretary – Yes

Public meeting adjourned at 6:26 pm.

Meeting Minutes prepared by Recording Secretary Rob Steinberg.

Approved by Planning Board on July 5, 2022.