**TOWN OF NAHANT**

**Planning Board**

**December 7, 2021**

Dan Berman called the hearing to order at 6:07 pm, stating that the meeting was properly noticed, and called the roll of those members attending:

Daniel Berman, Chairman – Here

Calvin Hastings, Vice Chairman – Here

Sheila Hambleton – Not Present

Patrick O’Reilly – Here

J Shannon Bianchi – Here

Steven Viviano – Joined at 6:23 pm

Rob Steinberg, Recording Secretary – Here

Kristen Standish (alternative member) – Not Present

John Stabile (alternate member) - Here

Dan Berman opened the meeting by asking for approval of the **meeting** minutes of October 21, 2021. Rob so moved, seconded by Pat. The vote was as follows:

Daniel Berman, Chairman – yes

Calvin Hastings, Vice Chairman – did not vote

Sheila Hambleton – not present

Patrick O’Reilly – yes

J Shannon Bianchi – yes

Steven Viviano – not present

Rob Steinberg, Recording Secretary – yes

John Stabile - yes

Dan then asked for approval of the **hearing** minutes of October 21, 2021. Cal so moved, seconded by Pat. The vote was as follows:

Daniel Berman, Chairman – yes

Calvin Hastings, Vice Chairman – yes

Sheila Hambleton – not present

Patrick O’Reilly – yes

J Shannon Bianchi – recused

Steven Viviano – not present

Rob Steinberg, Recording Secretary – yes

John Stabile - Yes

Dan then asked for approval of the meeting minutes of November 10, 2021. Rob so moved, seconded by Pat. The vote was as follows:

Daniel Berman, Chairman – yes

Calvin Hastings, Vice Chairman – yes

Sheila Hambleton – not present

Patrick O’Reilly – yes

J Shannon Bianchi – yes

Steven Viviano – not present

Rob Steinberg, Recording Secretary – yes

John Stabile - yes

Dan said he distributed the final corrected version of the Northeastern decision. Dan said there are no substantive changes, just correction of typos. Dan said he was providing the PB with the opportunity to review the document and note any more errors. This document will be attached to the minutes of this meeting. Dan asked for further corrections and Steve noted a typo which Dan corrected and incorporated in the most current version that was then distributed.

Dan asked for a motion accepting the changes on the document attached hereto (and distributed to all Planning Board members on this date at 6:52 pm) as appropriate corrections to the decision of the Planning Board on September 27, 2021 relating to Northeastern’s proposed development. Rob so moved, seconded by Pat. The vote was as follows:

Daniel Berman, Chairman – yes

Calvin Hastings, Vice Chairman – yes

Sheila Hambleton – not present

Patrick O’Reilly – yes

J Shannon Bianchi – yes

Steven Viviano – yes

Rob Steinberg, Recording Secretary – yes

John Stabile - yes

Dan noted that he will add final documents to the dropbox and is behind due to the death of a parent. Dan said he would add documents to the dropbox, and that other members should determine if there are other documents that should be added. Shannon agreed to cross reference the documents.

Dan noted the need to move ahead on the marijuana issue. Rob and Shannon said they would move ahead. Steve said the committee on the short-term rental issue has not met. Dan asked that Steve talk to the Town Administrator about the committee chair and keep the PB informed. On the auxiliary housing bylaw, Shannon noted that the Committee have not met to discuss, but are reviewing the matter. Rob said he would review committee assignments from past meetings.

Dan noted that Sheila sent a notice of quarterly meetings with one held a week ago on economic development, and Dan asked if anyone attended. No one attended. Dan said we should see if these meetings are important from Shelia. Dan also noted that Sheila sent a notice on workshops on legal requirements related to various real estate topics, and Dan said we should discuss whether to have someone attend.

Dan noted we can’t talk about budget without Sheila. Dan asked the timing of the budget, and noted that we got a template to start the process. Dan asked we individually think about areas where we need money. Cal noted that we decided to identify town-owned property in big Nahant. Dan said we need to budget money for that effort, for the year that begins July 1, 2022.

Dan next turned to the schedule. The next meeting is scheduled for December 21st. PB members indicated they are available. Dan said we will not have the meeting on Jan 4th, but will meet in the middle of the month in January. Dan noted that the executive session was cancelled and he will try to hold a joint executive session with the Selectmen and their next meeting is on the 15th of December.

Dan then asked for a motion to adjourn the meeting. Cal so moved and second by Shannon. The Board voted as follows:

Daniel Berman, Chairman – Yes

Calvin Hastings, Vice Chairman – Yes

Shelia Hambleton – Not Present

Patrick O’Reilly – Yes

J Shannon Bianchi – Yes

Steven Viviano – Yes

Rob Steinberg, Recording Secretary – Yes

Meeting adjourned at 8:01 pm.

Meeting Minutes prepared by Recording Secretary Rob Steinberg.

Approved by Planning Board on December 21, 2021