

TOWN OF NAHANT

Planning Board

October 19, 2021, 6 PM

LOCATION: ZOOM CONFERENCING, NAHANT, MA

Meeting Minutes

Dan Berman called the meeting to order at 6:14 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 – Here

Patrick O'Reilly – Here

Rob Steinberg, Recording Secretary – Not Present

J Shannon Bianchi – Here

Steven Viviano – Here

John Stabile (alternate member) - Here

Kristen Standish (alternative member) – Not Present

Dan Berman opened the meeting by asking members to review the minutes of October 5, 2021.

Shannon moved to approve the minutes of October 5, 2021, and Sheila seconded. The Board voted as follows:

Daniel Berman, Chairman – Yes

Calvin Hastings, Vice Chairman – Yes

Sheila Hambleton – Yes

Patrick O'Reilly – Abstain

J Shannon Bianchi – Yes

Steven Viviano – Abstain

Rob Steinberg, Recording Secretary – Not Present

Minutes are approved.

Dan opens discussion on Northeastern University's appeal of the Planning Board site plan denial and receipt of the documentation today. Will discuss further at the executive session Thursday. Just discussing the status today.

Dan continues to discuss further review of documentation to make certain there are no grammatical or other errors found.

Dan wants to update on 271 Castle Rd and states that Sheila may have some updates on parking. Sheila states she was busy and was not able to communicate to Bobbie-Jo on the parking requirements.

Dan and Sheila discuss whether the Zoning Board of Appeals hearing has been posted. Sheila discusses the location where the parking might be located has an existing right of way which would preclude parking because the right of way couldn't be blocked. No ZBA hearing notice can be found, so in any case we have time to draft comments at a later meeting before any hearing might be scheduled.

Dan opens discussion about the schedule for the hearing on Thursday. That we will start a meeting at 6 and then start the hearing at 7. And we will return to a meeting afterwards as needed. Dan discusses getting some communication from Con Comm and asks Sheila about the 35 day response period.

Sheila suggests that if the applicants don't have all their plans in place on Thursday that they will have to grant an extension to the Planning Board to continue the hearing or else we would be forced to act with incomplete information.

Dan asks for any further procedural questions on the hearing. Shannon asks about in person versus remote meetings. Dan responds that we will continue with remote meetings.

Dan begins discussion on the upcoming process for developing proposed changes to the zoning bylaws to present to the next town meeting. Sheila suggests a survey of town residents. Michelle Capano offers the suggestion to look at the way the open space planning committee solicited feedback.

Shannon mentions a comment on Josh Antrim's comment on short term rentals. Dan however clarifies that there are differences between short term and auxiliary rentals and that the planning board would be looking at language covering auxiliary rentals and that the short term rentals would also be discussed by a committee formed by Town Meeting, to which the Planning Board has designated Steve Viviano as our representative member. Steve Viviano, as that member, comments that there may be some overlap between short term and auxiliary rentals.

Dan and Sheila mention reconstruction of the cell tower and that there should have been a special permit. Pat asks if the Federal law supersedes local regulation on telecommunications towers. Sheila says that we have local bylaws that apply. Sheila will follow up with the building inspector.

Dan and Sheila begin discussion on the proposed pier at 211 Willow Rd. Dan asks what the current process is. Sheila states that currently the process is that the building inspector will issue a building permit if environmental approvals are given.

Dan, Cal, and Sheila discuss what town bylaws would apply. Shannon reads from chapter 91 about the state permitting. Dan and Sheila agree it is not a zoning issue under our bylaws.

Dan, Sheila and Cal discuss the Suffolk Downs request for comments from abutting towns and don't find any reason to comment.

Shannon and Dan mention a discussion with Gene Canty about the Bear Pond project and how this relates to nearer term plans to dredge Bear Pond. Shannon suggests he draft a letter for planning

board approval that would ask the Selectmen to consider approving a no-cost study by the army corps of engineers. Dan states that Shannon can go ahead and draft a letter and we can consider for approval at an upcoming meeting.

Dan then asked for a motion to close the meeting. Cal so moved, seconded by Sheila. The Board voted as follows:

Daniel Berman, Chairman – Yes

Calvin Hastings, Vice Chairman – Yes

Shelia Hambleton - Yes

Patrick O'Reilly – Yes

J Shannon Bianchi – Yes

Steven Viviano - Yes

Rob Steinberg, Recording Secretary – Not Present

Meeting adjourned at 7:15 pm.

Meeting Minutes prepared by Corresponding Secretary Pat O'Reilly.

Approved by Planning Board on October 21, 2021