

**TOWN OF NAHANT
PLANNING BOARD**

May 10, 2021 6PM

LOCATION: ZOOM CONFERENCING, NAHANT, MA

Meeting Minutes

Dan Berman called meeting to order at 6:08pm

Calvin Hastings, Chairman – Here
Daniel Berman Vice Chairman – Here
Sheila Hambleton, Treasurer – Here
Patrick O'Reilly, Corresponding Secretary – Here
Rob Steinberg, Recording Secretary – Not Present
Steven Viviano – Not Present
J Shannon Bianchi - Here

Minutes

Cal asks to pass on the minutes for now as he needs time to review.

ZBA Letters

Reviewing letter for 116 Willow Rd, some edits suggested by Sheila and Dan

Motion to approve letter as edited by Sheila, Cal

Calvin Hastings, Chairman – Yes
Daniel Berman Vice Chairman – Yes
Sheila Hambleton, Treasurer – Yes
Patrick O'Reilly, Corresponding Secretary – Yes
Rob Steinberg, Recording Secretary – Not Present
Steven Viviano – Not Present
J Shannon Bianchi - Yes

Discussion of 238 Wilson Rd

Cal, Dan, Sheila discuss the fact that there is no right to rebuild under the timing requirements of 7.03, D.

Motion to approve edited letter re 238 Wilson Rd as edited by Sheila, seconded Cal

Calvin Hastings, Chairman – Yes
Daniel Berman Vice Chairman – Yes
Sheila Hambleton, Treasurer – Yes
Patrick O'Reilly, Corresponding Secretary – Yes

Rob Steinberg, Recording Secretary – Not Present
Steven Viviano – abstained
J Shannon Bianchi - Yes

Steven Viviano joined the meeting at 6:51PM

Further discussion to revise letter re 238 Wilson Rd previously agreed to language by Cal, Dan, Sheila, Shannon, Steve

Motion to replace and further edit letter re 238 Wilson Rd as edited by Shannon, seconded by Sheila

Calvin Hastings, Chairman – Yes
Daniel Berman Vice Chairman – Yes
Sheila Hambleton, Treasurer – Yes
Patrick O'Reilly, Corresponding Secretary – Yes
Rob Steinberg, Recording Secretary – Not Present
Steven Viviano – Yes
J Shannon Bianchi - No

Discussion on 58 Lennox Rd

Motion to send letter re 58 Lennox Rd as edited Cal and seconded by Sheila

Calvin Hastings, Chairman – Yes
Daniel Berman Vice Chairman – Yes
Sheila Hambleton, Treasurer – Yes
Patrick O'Reilly, Corresponding Secretary – Yes
Rob Steinberg, Recording Secretary – Not Present
Steven Viviano – Yes
J Shannon Bianchi - No

Dan begins discussion of Town Meeting logistics and how we will get people at town meeting copies of the proposed amendments. Will make copies of report and further discuss at Thursday meeting. Dan will handle discussion of logistics at that meeting.

Motion to send Dan to speak at the working meeting of the Board of Selectman for logistics of Town Meeting Shannon and seconded by Sheila

Calvin Hastings, Chairman – Yes
Daniel Berman Vice Chairman – Yes
Sheila Hambleton, Treasurer – Yes
Patrick O'Reilly, Corresponding Secretary – Yes
Rob Steinberg, Recording Secretary – Not Present
Steven Viviano – Yes
J Shannon Bianchi - No

Motion to make 200 copies of report made by Cal, seconded by Sheila.

Calvin Hastings, Chairman – Yes

Daniel Berman Vice Chairman – Yes
Sheila Hambleton, Treasurer – Yes
Patrick O'Reilly, Corresponding Secretary – Yes
Rob Steinberg, Recording Secretary – Not Present
Steven Viviano – Yes
J Shannon Bianchi - No

Discussion of 35 Castle

Dan discusses content of additional material.

Sheila suggests we have not had sufficient time to review additional information and should write a letter

Steve Viviano talks about how the content hasn't really changed and there is really just one additional signed sheet.

Dan, Sheila, Cal and Steve discuss how the plot plan has been modified.

Cal asks Steve Viviano about the maximum height and what the purpose of the maximum height is and Steve discusses how it is measured to the highest point not counting skylights, chimneys or plumbing vents, but he believes other communities use the median height.

Dan suggests writing a letter stating that the Planning Board is required to have 35 days to review.

Shannon raises issue of easement for drainage pipe and the lack of information on the plot plan.

Cal points out that there are two dates on the plan.

Shannon, Cal and Sheila talk about the easement and what should have been noted on the plan and what could be built over it.

Discussion of moving the remainder of the agenda to the next meeting.

Shannon discusses what we will talk about at the next meeting.

Sheila discusses the Town should return the fees to the Veterans Association for the sign.

Motion to adjourn Sheila, seconded Cal

Calvin Hastings, Chairman – Yes
Daniel Berman Vice Chairman – Yes
Sheila Hambleton, Treasurer – Yes
Patrick O'Reilly, Corresponding Secretary – Yes
Rob Steinberg, Recording Secretary – Not Present
Steven Viviano – Not Present
J Shannon Bianchi - Yes

adjourned at 9:02pm