

TOWN OF NAHANT

PLANNING BOARD

MONDAY, NOVEMBER 2, 2020 7:00PM

LOCATION: ZOOM CONFERENCING, NAHANT, MA

HEARING MINUTES

Call to order at 7:13pm

Calvin Hastings, Chairman - Here

J Shannon Bianchi, Corresponding Secretary - Here

Daniel Berman Vice Chairman - Here

Sheila Hambleton - Here

Mirjana Maksimovic – Here

Steven Viviano – Here

Patrick O'Reilly, Recording Secretary – Here

Members of the public in attendance:

Janet Dolan

Anne-Marie Grady

Anne Wachtel

Sean Valenti

Francis and Sarita Valenti

Stephen Smith

Motion to approve hearing minutes September 15 Sheila Hambleton, seconded Cal Hastings

Calvin Hastings, Chairman - Yes

J Shannon Bianchi, Corresponding Secretary - Yes

Daniel Berman Vice Chairman - Yes

Sheila Hambleton - Yes

Mirjana Maksimovic – Yes

Steven Viviano – Yes

Patrick O'Reilly, Recording Secretary – Yes

Motion to approve September 29 minutes as amended Sheila Hambleton, seconded Cal Hastings

Calvin Hastings, Chairman - Yes

J Shannon Bianchi, Corresponding Secretary - Yes
Daniel Berman Vice Chairman - Yes
Sheila Hambleton - Yes
Mirjana Maksimovic – Yes
Steven Viviano – Yes
Patrick O'Reilly, Recording Secretary – Yes

Spouting Horn Rd

Daniel Berman discussed the meeting minutes from 1993 meeting that showed that the town meeting took a prescriptive easement for Spouting Horn Rd.

Sheila Hambleton compares that we have received the fire chief letter and it is the same that we received previously. And reviewed letter from police chief.

Cal Hastings discussed conversation with police chief about their very specific plan that they have for managing access for emergencies on Spouting Horn Rd which is why they don't see it as an issue. Another issue is who maintains the road.

Daniel Berman further discussed that the evacuation plan is to get people out on foot so that people aren't driving out towards the incoming emergency vehicles.

Dan Berman reads letter from Chief Dwyer into record. See letter.

Janet Dolan asked about prescriptive easement.

Janet Dolan asked for meeting minutes.

Cal Hastings asks about how this affects Janet Dolan's land.

Janet Dolan says Spouting Horn road passes over their property

Cal Hastings and Janet Dolan further discuss the property lines in the area and prior property rights for the road.

Dan Berman states that we will refer to private agreements, but that isn't what the planning board is deciding on.

Dan Berman, Cal Hastings and Janet Dolan further discuss relations of various properties in the neighborhood. Discovered that the locus map on the submitted plans is incorrect.

Dan Berman says we still need to get the Board of Health input (which is the Board of Selectmen) or through their agent.

Sheila says Con Comm has replied.

Dan Berman says that public works hasn't given its written feedback yet.

Cal Hastings and Sheila discuss communicating with the town administrator and public works.

Dan Berman, Stephen Smith, Cal Hastings discuss getting list of waivers with descriptions of what is required and why it is in the public interests.

Stephen Smith asks if there is anything else that is needed from the applicant.

Cal Hastings stated that he doesn't know and explains that he has followed up.

Shannon Bianchi asks Stephen Smith if now is the time to ask for any other else.

Stephen Smith clarifies that if there are any other deliverables required in the process.

Cal Hastings discusses that difficulty of going through the plans electronically and will continue to go through them.

Shannon Bianchi and Cal Hasting discuss additional communications. Have police chief document, have fire chief document, will circulate letter for con comm, Steve smith has sent explanation of requested waivers, steve smith has provided water study and it will be reviewed by town engineer. Still need board of health and DPW.

Cal Hastings, Shannon and Dan discuss being very close to being ready to formulate a final opinion.

Cal Hastings and Sheila discuss destruction of personal copies of records. Steve Viviano, Shannon Bianchi discuss electronic records and keeping them for town business.

Anne-Marie Grady requests that she be sent electronic copies of the upcoming documents.

Dan Berman discusses meeting before the next date to

Discussion about when to have next hearing and next meeting.

Shannon Bianchi asks why the 2014 FEMA maps were used instead of the 2017 maps.

Chris Mello, Eastern Land Record answers that there was no difference in the elevations.

Cal Hastings moved to recess the hearing to November 9 at 7pm, Patrick O'Reilly seconded.

Calvin Hastings, Chairman - Yes

J Shannon Bianchi, Corresponding Secretary - Yes

Daniel Berman Vice Chairman - Yes

Sheila Hambleton - Yes

Mirjana Maksimovic – Yes

Steven Viviano – Yes

Patrick O'Reilly, Recording Secretary – Yes

Recessed at 8:45

Meeting Minutes Prepared by Patrick O'Reilly, Recording Secretary

Minutes Approved by Planning Board on December 1, 2020