

**TOWN OF NAHANT
PLANNING BOARD**

SEPTEMBER 15, 2020 5PM

LOCATION: ZOOM CONFERENCING, NAHANT, MA

MEETING MINUTES

1. Roll Call

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

Meeting called to order at 5:04pm

Members of the public in attendance:

Sarita Valenti
Frank Valenti
Tom Dole
Carter Smith
Annie Wachtel
Steve Smith

2. Committee Appointments

No information on list from town clerk on which positions need to be filled, requests are backed up due to other priorities.

3. Northern Strand

Dan Berman: No updated information on a site visit or review.
Patrick O'Reilly: Requested link to the proposal as it exists today.

Following is a link to the 88-page preliminary report on the Northern Strand Extension project, as prepared by the City of Lynn and its consultants.

http://www.cityoflynnoecd.net/documents/community/2019_Lynn%20Network%20Plan%20Report.pdf

4. Communication on ZBA

Chairman Cal Hastings – Discussion on what is our role with ZBA.
Vice Chairman Daniel Berman - We can comment on matters before the ZBA
Chairman Cal Hastings – Commented that sometimes things can go back to the building inspector,

sometimes things come back without being submitted by a certified professional engineer and should be rejected.

Sheila Hambleton - If accepted by building inspector then... not clear

Daniel Berman - Suggested we need to comment to ZBA and building inspector

Steven Viviano - Building inspector will deny with letter and sheet of paper with a checklist and 14 copies which go to ZBA members and one set to con comm., one set to planning board and one set board of selectmen. That the various town committees should better communicate between committees.

Sheila Hambleton - Change of use would require special permit and ZBA and planning board are both the authority for some special permits.

Chairman Cal Hastings - If there is no plan by a certified engineer it should go back to the building inspector and then the applicant

Steven Viviano - As a board we have struggled with what the requirements are for homeowners coming forward with issues.

Cal Hastings - Alterations to houses and additions need to have a plan. Everything that goes to the ZBA needs to also come to the planning board. And we should also tell the building inspector.

Shannon Bianchi - Posted section 9.08 of the zoning bylaws showing that the planning board is the special permit granting authority for: "1. If the proposed use or structure is in a B-1 or B-2 District and, Consists of a change of use for more than 1,000 square feet of gross floor area within an existing structure, or the building of a new structure exceeding a gross floor area of 500 square feet (within any 12 month period), then the Planning Board shall act as the SPGA and site plan review shall be required, as set forth in Section 9.09.

Steven Viviano - Suggests that Steve Smith might walk us through the permitting process from his perspective.

Cal Hastings – Stated that there is a process and it should be followed

Steven Viviano – Commented that it can be a convoluted process.

Patrick O'Reilly - Stated if there are issues with the current process that need to be addressed it would be good to get feedback and make whatever changes are necessary to either the process or recommend changes to the bylaws to town meeting.

5. Zoom logistics

Daniel Berman – Stated that the town needs multiple zoom accounts. Need to reserve 1st and 3rd Tuesday for the rest of the calendar year.

6. Adjournment

Move to adjourn Sheila, Pat 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

Adjourned at 5:57pm

Meeting Minutes Prepared by Patrick O'Reilly, Recording Secretary

Minutes Approved by Planning Board on October 6, 2020