

TOWN OF NAHANT

Planning Board

February 7, 2023

The Chairman called the meeting to order at 6:03 pm, stating that the meeting was properly noticed, and then calling the roll of those members attending:

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

James Dolan – Here
Michelle Capano – Here

Also Attending

Selectman Gene Canty
Selectman Mark Cullinan
Town Administrator Tony Barletta

The Chairman first asked for approval of the meeting minutes of January 23, 2023, with the edit that Patrick O'Reilly was present. So moved by Sheila, seconded by Cal. The vote was as follows:

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

With respect to Joint Meeting with Housing Production Plan Subcommittee minutes, the Chairman stated that they are in preparation and the PB will review for accuracy and comments to that Subcommittee later.

The Chairman reviewed the status of the consideration of short-term restrictions by the Short-Term Housing Committee and then reviewed the petition of the citizens' group. The Chairman noted that he took the position at a recent FinComm meeting that the zoning by-law should contain some of the core restrictions on short-term housing. The Chairman noted that the STHC expects to issue regulation along with a zoning by-law with a cap, update of the table of uses, and allowing short-term housing in

commercial areas. The Chairman also noted that the STHC is expected to have a 4% cap, consistent with the recommendation of the PB.

Tony Barletta noted that the Town is still considering how to deal with the STHC and Citizens proposal which are likely to be mutually exclusive. The Chairman noted that it appears that the STCH, PB and citizens group are substantively aligned to a large degree but there are process differently. Tony suggested that difference may be worked out after proposals are submitted to the Selectmen in mid-February. The Chairman noted that he expects to issue a notice of hearing on the STHC proposal and the citizens proposal shortly after the STHC proposal is submitted to the Selectmen.

The Chairman then asked Shannon to address the lowland study of Bear Pond issue and the master plan issue. The Chairman noted that the Bear Pond issue is only within the PB jurisdiction as a component of the master plan, but the PB would reach out to other committees. The Chairman, Tony and Shannon all noted that we won't have time to advance the master plan at Town meeting this year, that we need to determine how we can get grant funding for its costs, and we need to time the master planning with completion of the Housing Production Plan as well as the MTDA plan, and meld in other plans such as the open space plan and Short Beach plan into the master plan.

Shannon then noted that he as well as Sheila are willing to help on the initiative to dedicate Town-owned open space are Town Parks.

The Chairman then asked Michelle to address the PB about the status of affordable housing consideration. The Chairman also noted that the annual report was timely submitted to the Town Clerk.

The Chairman stated that it was necessary to address accessory dwelling units. The PB then discussed dissemination of the marijuana regulations and consider issuing a notice about the marijuana by-laws.

Sheila asked if the PB had forwarded updated PB procedures to the Town Clerk and the Chairman said he would do it.

The Chairman asked for a motion to adjourn. Cal so moved, seconded by Pat. The vote was as follows:

Rob Steinberg – Chairman - Yes

Calvin Hastings, Vice Chairman – Yes

Sheila Hambleton – Yes

Patrick O'Reilly - Yes

Steven Viviano – Not Present

J Shannon Bianchi, Corresponding Secretary – Yes

John Stabile– Recording Secretary – Yes

Public meeting adjourned at 6:53 pm

Meeting Minutes prepared by Recording Secretary and Rob Steinberg.

Approved by Planning Board on February 21, 2023 .