

TOWN OF NAHANT

Planning Board

March 27, 2023

The Chairman called the meeting to order at 7:05 pm, stating that the hearing was properly noticed, and then calling the roll of those members attending:

Rob Steinberg – Chairman - Here
Calvin Hastings, Vice Chairman – Joined at 7:20
Sheila Hambleton - Here
Patrick O'Reilly –Here
Steven Viviano – Here
J Shannon Bianchi, Corresponding Secretary – Not Present
John Stabile– Recording Secretary –Here

James Dolan – Not Present
Michelle Capano – Here

Dan Dolce
Rob Tibbo

The Chairman asked for approval of the minutes of March 21, 2023. The motion was made by Sheila and seconded by John. The vote was as follows:

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

The Chairman asked for approval of the minutes of March 22, 2023. The motion was made by Patrick and seconded by John. The vote was as follows:

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

The Chairman asked for a motion with regard to the expense invoice for \$480 for the Lynn Item for the legal notice for the short-term. The motion was made by Sheila and seconded by John. The vote was as follows:

Rob Steinberg – Chairman - Yes
Calvin Hastings, Vice Chairman – Not Present

Sheila Hambleton – Abstained

Patrick O'Reilly – Yes

Steven Viviano – Yes

J Shannon Bianchi, Corresponding Secretary – Not Present

John Stabile– Recording Secretary – Yes

The Chairman then turned to the proposed recommendation relating to the proposal of the Short-Term Rental Zoning By-Law Advisory Committee ("STRC") and read through the entire recommendation asking for views and changes after each comment. Sheila asked whether the document summary will be attached and Rob noted that it will accompany the document. Steve said a combination of both proposals would be helpful. Sheila said short term rentals are not allowed, and citizens will be worried about not know how they will be specifically regulated. A variance not a special permit needs to be issued by the ZBA. Sheila said it will be changed to a vacation destination, and it will impact the schools and the age group.

Patrick said it is a special permit process because the amended by-law will make the short-terms legal. The Chairman noted that Nahant won't become a mecca for short-term housing given the cap and the fact that we did not see a spike of short term rental purchases when interest rates were at 3% because Nahant does not have the amenities to draw people.

Rob said that Sheila is technically right and we have a problem, and are choice is h keep the status quo (that I haven't heard anyone endorse) or do something to correct it. The STRC proposals allows for corrective action.

Discussion then ensued about additions to the comment section to address Sheila's comments. The additions were developed and were as follows:

Paragraph 8 addition: The Planning Board expects that the Board of Selectmen will have regulations for short-term housing completed and ready to approve by no later than November 1, 2023.

Added Paragraph 9: The Planning Board views enforcement of short-term housing regulations and, in particular, the cap limitation, as extremely critical, and expects the Town will take necessary steps to ensure compliance.

The Chairman asked to approve the Recommendation of the STRC. The motion was made by John and seconded by Sheila. The vote was as follows:

Rob Steinberg – Chairman - Yes

Calvin Hastings, Vice Chairman – Abstained as he was not a hearing

Sheila Hambleton – Yes

Patrick O'Reilly – Abstained as he was not at the hearing

Steven Viviano – Yes

J Shannon Bianchi, Corresponding Secretary – Not Present

John Stabile– Recording Secretary – Yes

The Chairman read the proposal contained in the Citizens Petition. Dan Dolce said that it should be licensing proceeding, not a special permit proceeding. There were no other recommended changes to the comments contained in the proposed recommendation.

The Chairman asked to vote the Recommendation Citizens. The motion was made by John and seconded by Patrick. The vote was as follows:

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

John then stated that the two groups have met. The Chairman asked for an update on any meetings and Dan Dolce said the Citizens gave as much input as they could and the Town Administrator is seeking to get the two groups together.

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

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

Public meeting adjourned at 8:32 pm
Meeting Minutes prepared by Recording Secretary and Rob Steinberg.
Approved by Planning Board on April 25, 2023.