

TOWN OF NAHANT

Planning Board

May 16, 2023

The Chairman called the meeting to order at 6:01 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 – Here

Sheila Hambleton – Here

Patrick O'Reilly –Not Here

Steven Viviano – Here

J Shannon Bianchi, Corresponding Secretary – Here

John Stabile – Not Here

Michelle Capano - Here

James Dolan – Not Here

The Chairman started the meeting by noting that we will approve the minutes of May 2, 2023, at the next meeting and the first agenda items is positions, roles and responsibilities. Cal Hastings said he is considering resigning at a Planning Board member before the expiration of his term, which end next April. Sheila said he would send a letter to the Planning Board and Board of Selectmen, but the original would notify the Town Clerk. The Chairman noted issues with respect various position, including recording secretary. Rob asked for the appropriate process and members said it would be a nomination, and then a vote, and whoever received the most votes and at least 4 would be necessary. Steve noted that, if Chair was not going to be around, a Vice Chair could step in and orchestrate a meeting. Steve also said we could alternate to the Chairman. Sheila suggested that we wait until we get a decision and a replacement for Cal to reorganize.

Minimum appearance of houses and land. Cal said the appearance of a neighboring house harms value of your house. Sheila said the Building Inspector could have a say if it is structural not sound or there is a Board of Health issues. And, the Selectmen have taken action. If someone hasn't painted their house, you can't make them paint. Steve said appearance of a house is a private property right, but if there is a tarp on the house, a town could say it caused a disturbance. If grass is too long or shrubs unruly, the Board of Health weighs in , or garbage piled up creates a rat problem. We may consider a zoning by law for next Town Meeting.

Timing on consideration of ADUs regs. We want to see what happens with short term housing. Housing Subcommittee may have some recommendations on ADUs. They may find ADUs can be built as of right, There are congested units where they may recommend no ADUs because of location. Housing Subcommittee trying to create housing opportunities, own and rent, for affordable housing. Increasing housing stock for affordability does not appear to Michelle to affect value of other housing. Shannon said he could provide some data on that issue and Michelle said she would like to see. Michelle then talked about unfriendly 40B development.

The Chairman next turned to the NU update. The Chairman stated that he believes we should inquire of NU whether or not they intend to get our approval with respect to the pump station since it is larger than 500 feet and the permit under the prior plan was denied. The Chairman will draft a letter if appropriate.

The Chairman then asked to discussion pushing forward the encroachment initiative. For Little Nahant, we have a binder on all town-owned property. BOS has taken this initiative over. Cal said Little Nahant is done (we detailed

the Town-owned rights-of-way), but not Big Nahant. PB should reach out to do this work. The Chairman will do so. The Chairman asked Sheila to find the binder – she assesses these properties.

Finally, the Chairman asked about determining all unfilled committee assignments. The Town clerk has all the committees and know all the committees that need to have a PB member. The Chairman will look into this.

The Chairman encouraged the ethics training as a mandatory.

The Chairman asked for a motion to adjourn. Motion made by Cal and seconded by Shannon .

Rob Steinberg – Chairman - Yes

Calvin Hastings, Vice Chairman – Yes

Sheila Hambleton – Yes

Patrick O'Reilly – Not Present

Steven Viviano – Yes

J Shannon Bianchi, Corresponding Secretary – Yes

John Stabile– Recording Secretary – Not Present

Public meeting adjourned at 7:09 pm

Meeting Minutes prepared by Recording Secretary and Rob Steinberg.

Approved by Planning Board on June 6, 2023.