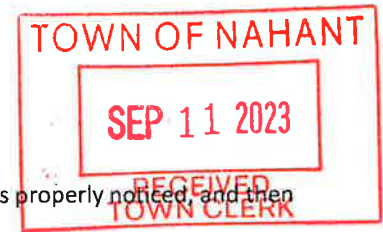


TOWN OF NAHANT

Planning Board

August 1, 2023



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

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

Michelle Capano - Here
James Dolan – Not Here

The Chairman asked for a motion to approve the minutes of the June 6, 2023 meeting. Sheila so moved, seconded by John. The vote was as follows:

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

The Chairman asked for a motion to approve the minutes of the July 18, 2023 meeting. John so moved, seconded by Sheila. The vote was as follows:

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

The Chairman first turned to the issue of Planning Board Rules, including the mandate that the PB uses Robert's Rules. It was noted that Section 18 of the General Bylaws replaced Roberts Rules with Town Meeting Times. (Provision added in Appendix from Article II of Nahant General Bylaws, but the Planning Board Rules and Regulations Section 2.01 mandates following Roberts Rules – The details of Article 2 and clarification of Rule 2.01 added at the request of the Chairman but not discussed during the meeting). Shannon suggested that the Chair and Patrick develop a proposal with respect to conduct of meetings prior to the next meeting and they agreed to do so. The Chair noted that he believes that carve-outs should be made to the overriding voting and other rules of procedure, including the following:

- i. Chair can set agenda but to seek input from other members on agenda items and generally will add agenda items suggested by members
- ii. Chair may make substantive comments and make motions and vote as well as generally direct the meeting

- iii. Chair shall generally ensure all members had an opportunity to speak before allowing alternate members to speak and then allowing, in his discretion, members of the public to speak
- iv. Any member may make a motion to take exception to a determination by the Chair
- v. To extent the overriding rule adopted is inconsistent with Open Meeting Laws, the OML governs.

The Chair mentioned that he does not have a problem with being a tie breaker vote but reversed that position as the end of the meeting as he noted that it would be problematic if only 4 members were in attendance. The chair thought the 15 minute limit rule should be kept, understanding that discussion could be extended by voice vote of the members. Patrick noted that the Town of Lexington has an overarching rule as well as being guided by the customary practice of the Board.

The Board next discussed the replacement of Cal Hastings position on the PB. After discussion of the candidacy of Michelle Capano and Rebecca, the following motions were made.

Sheila moved to recommend to the Board of Selectman that the PB nominate Michelle Capano to replace Cal at a joint meeting with the BOS, seconded by John. The vote was as follows:

Rob Steinberg – Chairman – Did not vote
Sheila Hambleton – Yes
Patrick O'Reilly – Yes
Steven Viviano – Not Present
J Shannon Bianchi, Corresponding Secretary – Yes
John Stabile– Recording Secretary – Yes

Sheila moved to recommend to the Board of Selectman that the PB nominate Rebecca to replace Michelle Capano as an alternate member at a joint meeting with the BOS, seconded by John. The vote was as follows:

Rob Steinberg – Chairman – Did not vote
Sheila Hambleton – Yes
Patrick O'Reilly – Yes
Steven Viviano – Not Present
J Shannon Bianchi, Corresponding Secretary – Yes
John Stabile– Recording Secretary – Yes

Michelle than gave an update on the Housing Production Plan status notice that the BOS and PB will need to endorse the plan likely in October.

Discussion then ensued of 89 Willow Rd. Sheila raised the question of whether the current ZBA proceeding is warranted in view of the fact that the landowner did not timely appeal the August 2022 determination of the Building Inspector but chose instead to fix the problem and it is unclear that the landowner did, in fact, take any corrective action to detach the shed. The Chair asked the Corresponding Secretary to let the ZBA know that the PB believes the ZBA should look into the issue of whether or not the landowner has any right to appeal a later decision in June 2023 with regard to the shed still being effectively an attached structure.

The PB finally discussed the issue of development of a Master Plan update. Shannon described the need and important for this process to occur and that grants could be obtained to fund the effort. Patrick said that we need to understand the timetable for seeking grants. The Chair noted that Shannon should present at the next meeting the “why” of the project – i.e., an advocacy piece of how the Town could benefit from this planning – as well as information on timing for seeking grants and costs.

Sheila said she believe there are two other matters before the ZBA that should be reviewed by the PB. One of those properties is the teardown and large structure to be built near the ocean on Pleasant Street.

The Chairman asked for a motion to adjourn. Motion made by Sheila, and seconded by John. The vote was as follows:

Rob Steinberg – 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 7:17 pm

Meeting Minutes prepared by Recording Secretary and Rob Steinberg.

Approved by Planning Board on September 5, 2023 .

