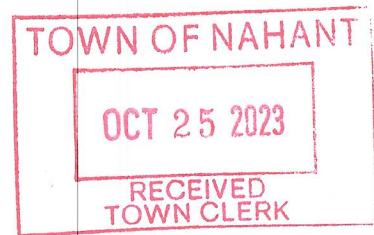


**TOWN OF NAHANT**

**Planning Board**

**October 24, 2023**



The Chairman called the meeting to order at 6:08 pm, stating that the hearing was properly noticed, and then calling the roll of those members attending:

Rob Steinberg – Chairman - Here

Sheila Hambleton – Not Here

Patrick O'Reilly –Here

Steven Viviano –Here

J Shannon Bianchi, Corresponding Secretary – Here

John Stabile – Not Here

Michelle Capano - Here

Rebecca Flacke – Not Here

James Dolan – Not Here

The Chairman began the meeting to approve the minutes to October 3, 2023, motion made by Michelle seconded by Shannon. Passed unanimously with Steve Viviano abstaining as not present at that meeting.

The Chairman first described a decision by the ZBA and two new applications for special permits before the ZBA. The Chairman noted that he had not yet communicated with the Board of Selectmen regarding the expiration of the COVID rules and that the PB had concerns about permitting with respect to construction by the Tide Restaurant during COVID. Michelle noted that the Tides closed in the former outdoor seating area and added an outdoor seating area which may have impacted wetlands. She questioned whether a permit was granted or fees paid, and noted that the actions should be reviewed by the Concom. The PB members noted that there was a retroactive permit granted for the surf shop and Steve noted that a request for enforcement could be made to the building inspector. The action items for the Chairman are to let the Concom know that the Tides construction could have had an impact on wetlands, let the Board of Selectmen know that the PB may hold a hearing with respect to an after the fact permit. The Chairman suggest the next step was to get more information from the Tides on what it did and what permits it sought or will seek.

The Chairman noted that he just received the word document to amend Section 2.01 of the PB rules consistent with the Board amendment approved on October 3. The Chairman said he will send the amended PB rules to the PB members and then send it to the Town Clerk for finalization.

Michelle then provided a description of the Housing Production Plan for the Town of Nahant, a work product of the Housing Production Plan Advisory Sub-committee and the Metropolitan Area Planning Council (MAPC). Michelle also answered questions from PB members and from the public. Michelle said the PB may have a role with respect to any change Coast Guard Housing site utilization and with respect to zoning by-law changes to permit multi-family dwellings in certain areas. Michelle noted that the Plan

will be considered by the Board of Selectmen in a joint meeting with the PB on November 8, and said that the Plan, if approved, would be sent to the State for approval.

There being no further old or new business, the Chairman asked for a motion to adjourn. Motion made by Shannon and seconded by Michelle. The vote was as follows:

Rob Steinberg – Chairman - Yes

Sheila Hambleton – Not Present

Patrick O'Reilly – Yes

Steven Viviano – Yes

J Shannon Bianchi, Corresponding Secretary – Yes

John Stabile– Recording Secretary – Not Present

Michelle Capano - Yes

Public meeting adjourned at 7:22 pm

Meeting Minutes prepared by Recording Secretary and Rob Steinberg.

Approved by Planning Board on .