

TOWN OF NAHANT

Planning Board

September 5, 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

Rebecca Flacke

James Dolan – Not Here

The Chairman asked for a motion to approve the minutes of the August 1, 2023, meeting. Shannon so moved, seconded by Michelle. The vote was as follows:

Rob Steinberg – Chairman - Yes

Sheila Hambleton – Abstained

Patrick O'Reilly – Yes

Steven Viviano – Not Present

J Shannon Bianchi, Corresponding Secretary – Yes

John Stabile– Recording Secretary – Yes

The PB first considered pending ZBA matters including 96 and 89 Willow Road; 43 Colby Way; 89 Little Nahant Road. Michelle noted the need for inspection services to review historic records. The Chair then questioned the extent to which there is or needs to be a waiting period before after-the-fact permits are issued for landowners who violate zoning laws. The Chair stated we need to look into this issue as a pause may already exist under state law. Sheila questions, with respect to 89 Nahant Road, whether the petitioner actually withdraws its application. The Chair said he would follow-up with Dan Skrip. Sheila then noted that 43 Colby Way was not showing two parking spaces as required by the zoning laws.

Michelle then provided background on the housing subcommittee. She noted there would be a joint meeting of the BOS and PB to vote on the plan, and that a draft plan would be issued in mid-September. Michelle noted that Nahant needs 120 affordable units and we currently have 48. However, she noted if we added 20 rental units on a 3 acre site, we would have 40b compliance.

1. Michelle then discussed Potential Bylaw for 2024 related to ADU (Accessory Dwelling Units), local preference for any development, and MBTA 3A for overlay of town, and potential Bylaw for 2025 to allow more buildable housing units on lots greater than 10k sq ft. Michelle also talked about Section 3A of the MTBA and how communities have been sued for noncompliance. Shannon discussed the potential for grants to help with added infrastructure needs.

The Chair next asked for comments on development of a master plan amendment for Nahant. Shannon noted that he found two potential \$100k grants. The Chair noted that he had a brief discussion with Tony re the need for coordination on grants, and Shannon noted that grant application had to technically be allowed by Town Hall. The PB determined that the next step should be a gap analysis and Shannon, Sheila and Rebecca were asked to work on this project.

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

Michelle Capano:

Public meeting adjourned at 7:27 pm

Meeting Minutes prepared by Recording Secretary and Rob Steinberg.

Approved by Planning Board on October 3, 2023 .