

**TOWN OF NAHANT**

**Planning Board**

**January 9, 2024**

The Chairman called the meeting to order at 6:04 pm, stating that the hearing was properly noticed, and then calling the roll of those members attending:

Rob Steinberg – Chairman - Yes

Sheila Hambleton – Yes

Patrick O'Reilly – Yes

Steven Viviano – Yes

J Shannon Bianchi, Corresponding Secretary – Yes

John Stabile– Recording Secretary – Joined after the minute approvals

Michelle Capano – Yes

Rebecca Flacke - Yes

James Dolan – Not Present

The Chairman has delegated authority to himself to take the minutes in the absence of the Recording Secretary, without objection.

The Chairman first turned to approval of the minutes. The Chair asked for a motion to approve the minutes of November 21, 2023. Michelle made the motion, seconded by Shelia. The motion was approved unanimously with Shannon and Steve abstaining as not at the meeting.

The Chair then asked for a motion to approve the minutes of December 19, 2023. Sheila made the motion, seconded by Patrick. The motion was approved unanimously with Michelle and Steve abstaining as not at the meeting.

The Chair next turned to affordable housing. Michelle updated the status of consideration. Michelle does not know when next update of the plan will be available for the BOS and PB. Shannon noted that we wanted to hold a public session with regard to the revised Board. Shannon noted that the special meeting is needed because unelected people at the state are making proposals and they recommended meeting of PB and BOS to adopt the plan. However, other matters are reviewed independently by the PB. Michelle noted that in her view it made sense to do a page turn so PB fully understands it. Michelle noted that the PB can weigh in with respect to a zoning change or creation of a trust. A housing trust fund would allow us to purchase at market rate or eminent domain and not have to wait for town meeting. The Chair clarified the special meeting is not for public input. The Chair noted, in response to Shannon, that we could allow a few people, determined by the Chairman, to provide input after the page turn. Michelle noted that 200 of the over 300 have submitted plans and 70 have approved plans. If don't do, a local developer could build a ten story building and submitting the housing plan gives us safe harbor. The Chair will talk to Dan Skrip about suggestion to invite select members of the public - and will hold special meeting and will allow public to send comments in writing to PB. Michelle will send the

approved plan. Shannon noted that we should have the meeting in public and the meeting needs to be recorded.

The Chair noted that it is December 2025 that we need to do a zoning district for multi-family area.

The Chair stated that he has prepared annual report, which was sent as edited by Michelle to the PB members, and the PB did not object to the Chair sending it in as the PB annual report for 2023. The Chair said he would send it to the Town.

In zoning by-law, there is no fast food take-out only allowed, so Sheila noted that we may need to hold a hearing and get a by-law change in May, or otherwise, Tides needs to get a special permit for outdoor dining per the order of conditions. There is unlikely to be objection but we need to update the orders of condition. Steve thinks Brett Henry was given a special permit to do a take-out window and is it in violation of the Nahant by-law? Rob said he will ask Town Counsel whether Tides needs a special permit under the orders of condition and he will examine if Captains and Bret Henry are allowed to operate given the prohibition on fast food in town.

The Chair asked Shannon about the meeting held with Tony and the Chair. We are looking for funding to do the master plan. Over the next 8-9 months, Shannon will be working in collaboration with Tony on obtaining funding. The funding applications need to be turned in by the Fall. Shannon suggested holding a meeting at the Johnson School and the theme of that night would be Nahant's future, with kids creating artwork about Nahant's future. Tony was very interested in economic development aspect of the plan – how we might be able to get the money to fund development.

There being no further old or new business, the Chairman asked for a motion to adjourn. Motion made by Shannon and seconded by Shelia. 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 7:24 pm  
Meeting Minutes prepared by Recording Secretary and Rob Steinberg.  
Approved by Planning Board on March 12, 2024 .