

Town of Nahant ✓

Planning Board Meeting Minutes

Date: 12 Aug 2025

Location: Town Hall / Zoom Hybrid

Chair: Sheila Hambleton

Recording Secretary: Anne-Marie Grady

Present:

- Sheila Hambleton (Chair)
- Casey Carey
- Anne-Marie Grady
- Tom Hambleton
- Rob Steinberg

Alternate: Jeff Lewis

Also attended:

Nels Nelson (CommunityScale); Alison Nieto, Interim Town Administrator; Patrick O'Reilly, BOS; Tim Bell, Finance Committee observer.

Call to Order

The meeting was called to order at 6:40 pm with a quorum present, as identified above.

Absent: Michael Cullinan, Steven Viviano

1. Alternate Board member vacancy:

Candidate letter of intent to be circulated to members prior to meeting 19 Aug 2025, when a discussion and vote will take place.

2. Approval of Minutes:

4 June – not yet approved

8 July approved 15 July

15 July, and 29 July 2025 – not yet approved

3. Treasurer's report:

FY25 status: \$2650 remaining. Accepted by Board w/5 yes's

4. Final language for Zoning By-law addressing chapter 16, MBTA-3A zoning multi-family overlay district.

Discussed and addressed final comments, including from AG's office M. Hurley.



RS. motion to approve

g^m AG

AG ✓ SA ✓ TH ✓ RS ✓

Rob Steinberg moved to accept the changes to the Chapter 16 By-law, and forward to the BOS. Casey seconded. Unanimously approved by Sheila, Rob, Casey, Tom, Anne-Marie.

Chapter 16 will be sent to the BOS for their 20 Aug meeting and to request that a Special Town Meeting be set. A member of the Planning Board will attend to address any questions.

Chapter 16 Zoning By-Law will be published 7 and 14 days before the public meeting., and also placed on Nahant website.

5. Status and Review of draft power point presentation for public viewing

Members will complete their reviews prior to the next meeting, when final comments will be addressed. Next step will be to post document on the Nahant website.

6. Public comments and questions:

None.

7. Next Steps

8. Adjournment

Motion to adjourn the meeting approved unanimously (motion: CC ; second: RS).

The meeting was adjourned at 8:04 pm.

Respectfully submitted,

Anne-Marie Grady, Recording Secretary

APPROVED: 8/19/2025

Sheila R. Handley Charles