

Meeting of Planning Board on April 8, 2025

With notice being properly given, the Chair opened the meeting at 6:32 pm and called the roll. The following persons were present: Bianchi, Carey, Capano and Hambleton. Alternates T. Hambleton and J. Lewis also present.

With the recording secretary absent, Jeff Lewis agreed to take notes on his behalf for the Secretary to complete the minutes.

After a brief discussion of training sessions and anonymous correspondence, the Board addressed the ADU bylaw. Tony Barletta presented the changes in the Appendix hereto. Bianchi moved to accept the changes and seconded by Carey. Unanimous approval.

The Chair next turned to Section 3A of the MBTA, and noted that a consultant has not been selected. Tony recommended that the PB meet with Nells Nelson of Community Scale.

The PB next discussed the denial of a permit for 56 Lennox Road but the PB decided not to comment.

The Chair stated she authorized the payment of \$1,575.60 to Essex Media.

The Chair asked for a motion to adjourn the meeting, with Cary so moving, seconded by Bianchi. The vote was unanimous.

Respectfully submitted,

Robert Steinberg

Because only 3 members of the PB who attended remain members in May 2025, and these minutes were not approved before the resignation of those members, these minutes cannot be formally approved but were reviewed in a meeting on June 10, 2025 by those who attended for accuracy.

The Nahant Planning Board has worked with Town Council-Counsel, the Board of Selectmen, and the Town Administrator's Office to compose this Bylaw. Adoption of this Bylaw and amended Table of Use Regulations brings Nahant into compliance with the Affordable Homes Act of 2024 that was signed by the Governor on August 8, 2024. The law went into effect in February, and despite the Board members' varying personal opinions on whether or not Nahant should or should not have Accessory Dwelling Units, we and the Planning Board set out to fulfill our duty as public servants and draft a document that was focused on administration, procedure, and enforcement issues, rather than political jargon. Passage of this new Bylaw might be seen in a similar light. Should the Town vote in the affirmative, the Town will have certain protections and guardrails in place to prevent overcrowding and to minimize cost to the taxpayer. If the Article fails, there will be no parameters in place for Nahant. We urge the Town to establish these common-sense common-sense guardrails and vote yes for Article 25 with the suggested changes voted on by the Planning Board following our review process.

* In an appendix in the Report and Recommendations of the Advisory and Finance Committee, you will find the original version of this PADU Bylaw with track changes highlighting the Planning Board's recommended edits. The Planning Board received comments from the public and from the Executive Office of Housing and Livable Communities (EOHLC) on the original version. The recommended edits are reflective of that feedback. For example, in paragraph 3 of 15.03, the Planning Board added direction for specific situations that may arise in order to provide clarity to the residents and the Zoning Board of Appeals. Additionally, in subparagraph d. of paragraph 2 of 15.04, the Planning Board incorporated a reference to the existing definition of Short-Term Rentals and applied the restriction to the entire parcel.

At Annual Town Meeting, the Planning Board will move to adopt the version of the Bylaw with the track changes as shown in the appendix.

* Overall, with the approval of this Bylaw, only 1 ADU, meeting the definition of a Protected ADU, will be permitted per parcel and may not be held in separate ownership of the principal dwelling. The PADU nor the principal dwelling will be allowed to be rented on a short-term basis. The height of the PADU is restricted to the same height that is permitted in that zoning district for a single-family dwelling, which is the most the Town can restrict it by. Also, one additional off-street parking space will be required for the PADU. These are some of the many protections that are made possible by adopting this local Bylaw.