

Town of Nahant ✓

Planning Board Meeting Minutes

Date: 15 July 2025

Location: Town Hall / Zoom Hybrid

Chair: Sheila Hambleton

Recording Secretary: Anne-Marie Grady for Rob Steinberg

- Sheila Hambleton (Chair)
- Casey Carey
- Michael Cullinan
- Anne-Marie Grady
- Tom Hambleton

Alternate: Jeff Lewis

Nels Nelson (CommunityScale), Alison Nieto, Interim Town Administrator, Tim Bell, Finance Committee observer, also attended.

1.Call to Order

The meeting was called to order at 6:34 pm with a quorum present, as identified above. SViviano and RSteinberg were absent.

2.Board vote to reorganize:

Chair, Vice Chair, Treasurer, Corresponding Secretary, Recording Secretary was tabled, pending full Board participation.

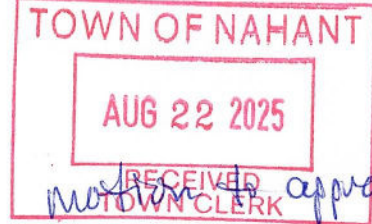
3.Approval of Minutes

8 July 2025 – Approved unanimously, with identified minor edits (motion: Carey, second Grady)

4.Treasurer's report: FY25 balance remains positive

5. Status and Review of Nahant MBTA Communities Compliance Zoning Amendment - Draft version 11 July 2025

Nels Nelson was invited by the Chair to summarize the key features of the draft Nahant Zoning By-law, Section 17 Multi-family Overlay District (MOD) and to address the Board's questions.



2nd
RS
AG

AG ✓ SH ✓ TH ✓ RS ✓

NAHANT BOARD OF REGISTERS
REC'D AUG 22 2025 AM 9:42

Draft By-Law discussion focused on: Purpose; Establishment and Applicability; Permitted Uses; Accessory Uses, including parking; Dimensional Standards; Affordability options; Site Plan Review; and Severability.

The proposed MOD Overlay is based on the Lot currently identified as Bass Point Apartments, whose use is characterized as residential with a Special Permit. Bass Point Apartments current use as-of-right is for 86 units.

Compliance Model has been completed and confirms the 16 units/acre minimum density.

Zoning map with MOD Overlay is complete.

Permitted use as of right within the MOD – up to 16 units/acre – which can include up to 10% of the total units to be affordable.

Permitted use by Special Permit within the MOD – up to 25 units/acre – which can include up to 25% of the total units to be affordable.

Planning Board feedback to draft Zoning Amendment By-law:

- Revise to Section 16 in all sections and subsections
- Change 17.3, item 18 from the Planning Board to the Zoning Board of Appeals
- Add to 17.5, Item 1, minimum frontage = 75 feet
- Add to 17.8, Item 6, "Nahant Housing Authority", replacing ZBA et al

7. Next Steps

Nels Nelson:

To incorporate Board feedback into draft Section 16 By-law prior to next PB meeting 22 July 2025

Add zoning map, showing areas in sq. ft. with MOD overlay to draft Section 16 By-law.

Provide Compliance Model to Sheila H.

Sheila H:

To provide revised draft Section 16 By-law for their comments and questions in advance of next PB meeting on 22 July to:

- Members of the BOS
- Alison Nieto, Interim Town Administrator
- Dan Skrip, Town Counsel

Fill out and send to State AG for comments before the Special Town Meeting the Statement of Compliance for the MBTA 3A. Nels to assist in preparation, but does not submit.

8. Adjournment

Motion to adjourn the meeting approved unanimously (motion: Carey,, second: Grady).

The meeting was adjourned at 7:55 pm.

Respectfully submitted,

Anne-Marie Grady for Rob Steinberg, Recording Secretary

APPROVED

8/19/2025.

Justin K. Hambleton, Chair