

## **Town of Nahant**

### **Planning Board and Joint Meeting Minutes**

**Date:** July 8, 2025

**Location:** Town Hall / Zoom Hybrid

**Time:** 6:30 PM

**Chair:** Sheila Hambleton

**Recording Secretary:** Rob Steinberg

- Sheila Hamelton (Chair)
- Anne-Marie Grady
- Michael Cullinan
- Rob Steinberg
- Tom Hambleton

Alternate Jeff Lewis

Nels Nelson, Interim Town Administrator Alison Nieto and Tim Bell of the Finance Committee also attended.

### **1. Call to Order**

The meeting was called to order at 6:30 PM, with a quorum present. Those present identified above. Viviano and Carey are absent.

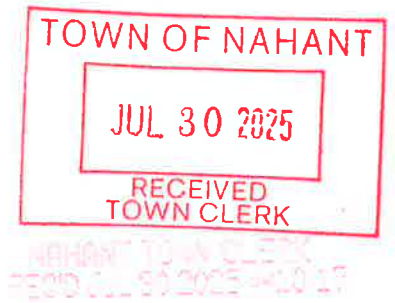
### **2. Approval of Minutes**

**July 1, 2025** – Approved unanimously (motion: Steinberg, second: T. Hambleton).

**3. Status and Application of Criteria.** Nels Nelson was invited by the Chair to speak to the maps that she distributed of areas under consideration. The Chair first described the maps and what they show in terms of buildable areas and multi-family units in those areas. The Chair discussed Range Road, the area along Nahant Road with the Edgehill Apartment, the Nahant country club, Bass point (which showed a lot of buffer area along the floodplain,) and all of the other sites that were reviewed in the last meeting. The Chair noted that most of the sites are in floodplain or have a floodplain buffer.

Nels noted that from the perspective of compliance what is determinative on floodplains is what the State identifies a flood area. Nels said it doesn't match up with our view of floodplains. The State's view of the excluded area is much smaller. Nels said we can choose to avoid the flood hazard area, but the state does not allow building in these areas.

Nels was asked to focus on Bass Point, and he said there are 5.27 acres that are available. If we wanted to use this site, we would just do 16 units per acre with 15 units being a minimum.



With respect to Range Road, all the land is owned by the Knights of Columbus, and the rights of way are not roadway or town owned. The area is likely an acre and a half, and the Knights would control when and if multi-family occurs.

Nels noted that both Range Road and Bass Point couldn't be used because they both have to be more than 5 acres. However, we could make Range Road in the area owned by the Knights as a multi-family zone. They could make the ground floor have to be event center.

Nels said that the way an overlay district works is that it keeps all the allowable use. The triggering event is asking for a building permit or engaging in a "by right" use. So, if the Bass Point owners wanted to replace a building, the by right capacity is 84 units, and since they have more than 84 units, they can't add. The current density is 24 per acre, and if we allowed that density by right, that would allow them to replace units.

As far as affordable housing is concerned, the state allows owners to have 10% be affordable without preparing an economic feasibility statement. The PB could have stipulated there is a buy right capacity at 16 units per acre (with 10% of acreage affordable house), but if a developed wanted to go up to 24 units per acre, it would have to have 25% affordability. In short, 24 units per acre would be contingent on more affordable housing. If 25% at Bass Point is affordable, we would have added 128 units to our 40b. Mark Cullinan noted that we are close to the 1.5% land area safe harbor requirement. If 25% of the 84 units were designated affordable, we would meet with 3A and 40B as long as the units are rentals. If the units are rental, the entire land area would be applied to the land area ratio for 40b. If not rentals, it is only the area of the 25% affordable that would be applied to the land capacity requirement.

After due consideration and rating of 7 siters per selection criteria adopted by the PB, Rob moved to establish a district at Bass Point as a 3A overlay district by right with multi-family capacity of 16 units per acre with a 10% affordability requirement per state law, but also creating the option of 25 units per acre (currently 24.3 units) on the condition that 25% of the units are affordable, and the PB requests Nels Nelson to draft a proposed zoning by-law for the consideration of the PB consistent with this motion, seconded by Tom. The PB vote was unanimous by those attending and was as follows: Cullinan, S. Hambleton, T Hambleton, and Anne Marie Grady voted yes, with Viviano and Carey absent.

As an add-on point, it was noted Bass Point is currently nonconforming, so nothing is being taken away from the owners, the PB is just giving them another option. Bass Point owners can keep it as it is or tear it down and rebuild consistent with any new zoning law.

#### **4. Next Steps**

Nels will create the article consistent with the motion. Nels will have it drafted for the meeting as soon as possible but no later than July 22, 2025.

Nels will use the compliance calculator but said that there won't be real issues. We already have multi-family parking which is 1.5 spaces for a 1 bedroom and 2 spaces for more than 1 bedroom. Bass Point is 30 feet by right because it is a R-2.

## **8. Adjournment**

Motion to adjourn the meeting approved unanimously (motion: Steinberg: second by T. Hambelton).

The meeting was adjourned at 8:06 PM.

**Respectfully Submitted,**

Rob Steinberg  
Recording Secretary

APPROVED: July 15, 2025

