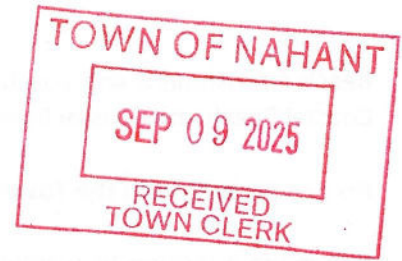


Town of Nahant
Conservation Commission
Meeting Minutes

Wednesday, June 11, 2025



Meeting Attendance: Colleen Collins, Henry Hall, Mark Patek, Eden Reiner, Skylar Tibbits and Kristin Kent (Conservation Agent) via Zoom

Meeting called to order by Mark Patek at 7:09 PM

1. Request for Determination of Applicability, 430 Nahant Road

Northeastern University

Request to remove a dead tree located within the 100 foot buffer zone to Bordering Vegetated Wetlands and within Land Subject to Coastal Storm Flowage.

Tim McKay gave an overview of the proposed tree removal on behalf of Northeastern University. The Commission expressed its dismay that the tree had died, given its importance to the property. Patek suggested that a portion of the tree remain to serve as a snag for wildlife habitat. Tibbits asked whether a replacement tree was proposed – Northeastern responded that it was not.

Collins made a Motion to issue a Negative Determination of Applicability with the condition that a portion of the trunk be left to serve as a snag. The amount of tree to be left will be mutually decided upon between Northeastern University and the Conservation Agent. Reiner seconded the Motion and it passed unanimously.

2. Request for Certificate of Compliance, 30 & 30A Emerald Road (047-0614)

Chris & Deanna Kallenback

Request to close out permit for reconstruction of two residential dwellings and associated site improvements.

Chris Kallenback stated that the exterior site work is complete, however there are outstanding Zoning issues that need to be resolved before the units can be sold. Deborah Barnes, 37 Valley Road, stated that water that used to dissipate from her property quickly following rain events now takes longer to absorb. Doug Breithaupt, 32 Emerald Road, discussed the ongoing water issues in his basement. Valerie McCarthy, 34 Emerald Road, expressed displeasure regarding the Town's inability to solve the water issue. The concept of adding a stormwater structure that ties into the Town's catch basin was discussed. Kent stated that the Commission regulates stormwater and ocean floodwaters, and cannot regulate the movement of groundwater under the regulations.

Motion to issue a Certificate of Compliance was made by Reiner and seconded by Tibbits. Motion passed unanimously.

3. Continued Notice of Intent, 0 Nahant Road (Forty Steps) (047-0610)

Town of Nahant / Sustainable Coastal Solutions, Inc.

Beach nourishment and coastal bank stabilization in Land Under the Ocean, Land Containing Shellfish, Coastal Beach and Coastal Bank.

No one present from the Town to discuss the project.

Hall made a motion to continue the matter to the next meeting, seconded by Tibbits. Motion passed unanimously.

Tibbits made a motion to adjourn the meeting, Hall seconded, all in were favor. Meeting adjourned at 7:45 PM.

Meeting minutes submitted by Kristin Kent, Conservation Agent

Minutes approved by the Conservation Commission on August 20, 2025