

## Town of Nahant

### Planning Board Meeting Minutes

**Date:** 10 Nov 2025

**Location:** Town Hall / Zoom Hybrid

**Chair:** Sheila Hambleton

**Recording Secretary:** Anne-Marie Grady

Present:

- Sheila Hambleton
- Rob Steinberg
- Anne-Marie Grady
- Tom Hambleton
- Michael Cullinan
- Viviano, via Zoom

Alternate: Jeff Lewis

Also present: Gene Canty, Pat O'Reilly, BOS; Alison Nieto, Town Administrator

### Call to Order

- The meeting was called to order at 6:35 pm with a quorum present, as identified above. Absent: Casey Carey

### 1. Approval of Minutes:

28 Oct 2025 meeting– move to approve without comments by RSteinberg, seconded by THambleton, approved by THambleton, AGrady, RSteinberg, MCullinan, RSteinberg, SHambleton, SViviano

2. Discussed the upcoming Special Town Meeting (STM) on the proposed zoning by-law Section 16: Multi-Family Overlay District and Zoning Map (3A/MBTA), following our Public Hearing on 23 Sept 2025.

RSteinberg related that advice from our attorney stated that in order for the Articles at the STM to be accepted by a majority vote, the proposed zoning overlay district at Bass Point needs to be determined as an Eligible Location.

M.G.L. c. 40A, §5, addresses zoning ordinances or by-laws. M.G.L. c. 40A, §1A, defines “Eligible Locations” as areas that by virtue of their infrastructure, transportation access, existing underutilized facilities or location make highly suitable locations for residential or mixed use smart growth zoning districts or starter home zoning districts, including without limitation: (i) areas near transit stations, including rapid transit, commuter rail and bus and ferry terminals or (ii) areas of concentrated development, including town and city centers, other existing commercial districts in cities and towns and existing rural village districts.

RSteinberg moved and AGrady seconded a motion to declare that the Planning Board determines that the Bass Point Site, shown on Town Map 19, Lot 54, is an Eligible Location consistent with M.G.L 40A.

Following discussion, an amendment to the original motion was proposed by RSteinberg and seconded by AGrady to include language that Town Consultant Nels Nelson of Community Scale identified eligible locations on a map of Nahant annotated by the Consultant, and which included the Bass Point site. This amendment passed unanimously.

For clarity, the Planning Board then voted unanimously to approve the original motion as amended by those present, and also by SViviano on Zoom.

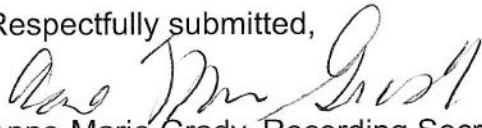
**3.** The Special Town Meeting will be Wednesday, 19 November 2025 in the Town Hall starting at 7:00pm.

The preparation and rehearsal for the STM will take place at the Town Hall on 17 Nov 2025 at 7:00 pm. Invited to attend are: the BOS; Alison Nieto, Town Administrator; the Town Moderator; the Town Clerk; the Finance Committee; and the Planning Board.


## **6. Adjournment**

RSteinberg moved and THambleton seconded motion to adjourn.  
RSteinberg, THambleton, SHambleton, AGrady, SViviano and MCullinan voted unanimously to adjourn at 7:05 pm.

Respectfully submitted,

  
Anne-Marie Grady, Recording Secretary

APPROVED:

 1/6/2026