

## Town of Nahant

### Planning Board Meeting Minutes

**Date:** 28 Oct 2025

**Location:** Town Hall / Zoom Hybrid

**Chair:** Sheila Hambleton

**Recording Secretary:** Anne-Marie Grady

NAHANT TOWN CLERK  
REC'D JAN 7 2025 AM 9:33

Present:

- Sheila Hambleton
- Casy Carey
- Anne-Marie Grady
- Tom Hambleton
- Rob Steinberg
- Michael Cullinan

Absent: SViviano

Alternate: Jeff Lewis

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

### Call to Order

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

### 1. Approval of Minutes:

7 Oct 2025 meeting– move to approve by RSteinberg, seconded by THambleton, approved by THambleton, AGrady, RSteinberg, MCullinan, RSteinberg. SHambleton, CCarey abstained

2. Discussed recent concerns from residents that could impact the upcoming Special Town Meeting on the proposed zoning by-law Section 16: Multi-Family Overlay District and Zoning Map (3A/MBTA), following our Public Hearing held on 23 Sept 2025 and not brought up at that time.

RSteinberg discussed recent Facebook comments concerning the Bass Point vs Nahant Country Club selection, including the approval process.

RSteinberg summarized our selection criteria, the requirements for 3A compliance, with special emphasis on site feasibility, town compatibility and town acceptance as applied to 7 separate sites.

One citizen provided a one page summary addressing the likely impact to Nahant if the town:

- votes Yes to the recommendation,

- votes No to the recommendation
- clarifies the impact to eligibility for the MBTA Communities Catalyst Fund, and
- reasons for not selecting the Country Club.

A lightly edited version will be available at the Special Town Meeting.

Members of the public attending:

- Expressed concern that the Bass Point Apartments often are singled out for changes.
- Asked if we had requested an exemption from 3A. We had early and receive a reduction from 128 to 84 multi family units.
- Asked if 3A is repealed, could we rezone to current zoning. We could by changing the town zoning by laws.
- Commented on the need for more town outreach. We have posted on the Nahant website the MBTA 3A Requirement and Proposed Compliance, communication with the State, a summary of our evaluation and the our proposed Zoning Bylaw Section 16.

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

4. Discussed the proposed Castle/Gardner/Goddard roadwork and sidewalk plans as proposed by the Board of Selectmen. We hope to discuss the plans with the BOS.

5. The Planning Board will ask the special permit holder for the Cell Tower to submit a Special Permit application for changes they plan to propose, per zoning bylaws Section 13, for review.

## 6. Adjournment

RSteinberg moved and THambleton seconded motion to adjourn.

RSteinberg, THambleton, SHambleton, AGrady, CCarey and MCullinan voted unanimously to adjourn at 7:00 pm.

Respectfully submitted,



Anne-Marie Grady, Recording Secretary

APPROVED:

