

Town of Nahant

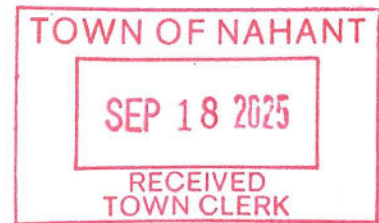
Planning Board Meeting Minutes

Date: 2 Sept 2025

Location: Town Hall / Zoom Hybrid

Chair: Sheila Hambleton

Recording Secretary: Anne-Marie Grady



NAHANT BOARD OF REGISTERS
REC'D SEP 18 2025 AM 10:59

Present:

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

Alternate: Jeff Lewis

Also attended:

Rob Tibbo, BOS Chairman; Alison Nieto, Interim Town Administrator; Daniel Skrip, Town Counsel; Nels Nelson (Community Scale), Tim Bell, Finance Committee observer.

Call to Order

The meeting was called to order at 6:34 pm with a quorum present, as identified above.
Absent: Casey Carey, Steven Viviano

1. Approval of Minutes:

✓ 4 June 2025– sent to Town Clerk by Rob Steinberg

19 Aug 2025 – move to approve by Rob Steinberg, seconded by Anne-Marie Grady, approved by SHambleton, THambleton, AGrady, ESteinberg

2. 3A/MBTA Zoning Bylaw Section 16, including zoning map:

RSteinberg moved to send the new Multi Family Overlay District Section 16 Bylaw with official zoning map to the BOS, with any reference to Ordinance to be changed to Bylaw, as well as modifying Section 16.7.2 I, fifth line after “guidelines” by adding “storm water approval required by Article 16 of the General Bylaws...” THambleton seconded the motion.

Motion approved by SHambleton, AGrady, THambleton, RSteinberg, and MCullinan.
SViviano and CCarey absent.

3. Organization and Plan for Public Hearing and Special Town Meeting for new Multi Family Overlay District to comply with MBTA/3A

Agreed to: Issue public notice on 9 Sept 2025 for 1'st notice, and 16 Sept 2025 for 2'nd public notice for Public Hearing on the matter on 23 Sept 2025, 6:30 – 8:30.
The above supports a Special Town Meeting no sooner than 4 – 5 Nov 2025.

Section 16 Multi Family Overlay District will be posted on the Nahant website, accompanied by a summary of the recommendation.

The Planning Board will send its report to the Finance Committee by 4 Oct 2025.

Adjournment

RSteinberg moved and THambleton seconded to adjourn. Members present voted unanimously to adjourn at 7:10 pm.

Respectfully submitted,



Anne-Marie Grady, Recording Secretary

APPROVED:

