

## **Nahant Planning Board Meeting on April 2, 2024**

Meeting called at 6:02 PM.

Chairman noted that notice was duly given and called the roll:

Attending: Rob Steinberg (Chair) Shannon Bianchi (Vice Chair), Shelia Hambleton, Michelle Capano, and Patrick O'Reilly

Absent: John Stabile, Steve Viviano,

Alternate Members: Did not join

Attending; Dana Sheehan as a citizen

1. **Approve meeting minutes of March 12<sup>th</sup>, 2024.** Michelle moved to accept the meeting minutes as amended to include the attachment(s) and the meeting date the top, and Sheila seconded the motion. Roll-call vote taken: Yes - Bianchi, Hambleton, Capano, O'Reilly, and Steinberg.
2. **Update on Affordable Housing.** The Chairman asked Michelle to address the issues raised by him as well as others on the PB. Michelle began to speak. Shannon then asked to speak and said that she is troubled by the fact that the State can tell us what opportunity sites to develop. Michelle said that it isn't correct and that it lies in the hands of the BOS and whether or not to permit selling of town-owned land must be approved at Town meeting. Michelle noted that Coast Guard Housing is not a goal but is an opportunity area. She noted that the racism concerns were addressed by noting the uniqueness of Nahant but identifying barrier to diversity. Michelle also explained there was a rewrite of the executive summary for clarity and that the context around Coast Guard housing was revised.

Shannon noted on page 50 the report at no. 4 states that are the Nahant community engaged in redlining, yet reference a map that does not show Nahant was a community that engaged in redlining. Patrick noted that it isn't appropriate to say the only way we can get minorities to Nahant is having low income housing.

Michelle stated that the comment period ends on April 19, 2024. The Chairman noted that he will confirm that our only role is to vote the final plan up or down, and we will have a special meeting on April 16, and we won't vote at that meeting whether to approve the plan but PB members may note their current view of whether they find the plan acceptable.

Dana Sheehan was invited to speak. Dana noted that the plan is not final because the Housing Production Plan subcommittee hasn't voted yet. Dana wanted to add a goal for Veteran's Housing which isn't in it. Dana noted that the Nahant Housing Authority provided its comments and stated that the housing authorities properties should not be development opportunities for legal reasons.

Michelle noted there isn't a reason why the plan has to be considered again by the Housing Production Plan because it was already approved as final. Michelle said we can look at changes to the plan such as Veteran Housing at a later date after submission to the State.

3. **Review of Map for the Town of Nahant**

Shannon describe how authority for boundary changes moved back and forth from the PB to the BOS. He said that some laws on the books in the late 1800s and early 1900s gave the PB authority. He said that PB now has authority to make boundary changes, but it was given to the BOS in the early 20<sup>th</sup> Century. Shannon said there is an area at end of the causeway that could be an opportunity site.

4. **Stormwater By-Law.** Chairman said he will speak to Dan Scrip about our options since it wasn't on the agenda. Sheila has recommendations for amending the by-law as does Patrick O'Reilly, and the Chairman asked that they submit those changes to him to pass on to town counsel
5. **Meeting close:** Shannon motioned to adjourn the meeting. Patrick second the motion. Roll-call vote taken: Yes - Bianchi, Hambleton, Capano, O'Reilly, and Steinberg. Meeting ended at 7:06 PM.

Respectfully submitted,

Robert Steinberg, Chairman

Approved April 16, 2024