



Nahant Planning Board Meeting on July 16, 2024

Chairwoman noted that notice was duly given and called the meeting to order at 7:02 pm. She then called the roll:

Attending: Sheila Hambleton, Rob Steinberg, Shannon Bianchi, Michelle Capano, and Casey Carey.

Alternate Member: Rebecca Flacke

1. The Chair asked Rob Steinberg to be Acting Secretary. Those identified above noted that they were present.
2. A member noted that the minutes were received prior to the start of the Planning Board meeting, and asked that we postpone approval. The Chair asked for a motion to suspend rules to approve minutes within 30 days for the June 4, June 18, and July 2 meeting minutes, with motion made by Rob, seconded by Michelle. Motion failed with Shannon and Casey voting no, and Sheila, Michelle, and Rob voting yes.
3. After discussion, the Chair asked for a motion to approve the minutes of June 4, 2024, Rob moved, seconded by Casey. A member asked to correct item 5 in the June 4, 2024, meeting minute where it stated that Shannon nominated Michelle and not Michelle nominated Michelle. On item 10 of the June 4, 2024 meeting minutes, a member asked that it be corrected to say "Building Checklist" and not "Special Checklist". On item 14, a member said that she was not going to set goals but that it would be collaborative to develop the Master Plan. A member suggested changing Michelle to a member. The amended motion was made to approve the June 4 minutes changing item 4 to reference Shannon's motion, item 10 to correct Special Checklist to Building Checklist, and item 14 to change Michelle to a member, and Rob so moved, and Casey seconded. The vote was unanimous by members present, and the motion passed.
4. The Chair asked for a motion to approve the meeting minutes of June 18, 2024, motion made by Shannon and seconded by Casey. Shannon, Sheila, Casey, and Rob voted yes with Michelle abstaining, and the motion passed.
5. The Chair asked for approval of the meeting minutes dated July 2, 2024, and Shannon so moved, seconded by Casey, with edits. Shannon, Michelle, Sheila, Casey, and Rob voted yes.
6. Discussion then continued about reference documents for the Planning Board (PB). The PB discussed a proposed mission statement for the website and passed out documents regarding the PB function and an example mission statement.
7. Shannon moved to authorize the Chair to reach out to Town Hall and establish individual email accounts for all members with Nahant.org designation, and be authorized to purchase, Casey seconded. Shannon, Michelle, Sheila, Casey, and Rob voting yes.
8. The Chair stated that there will be a joint meeting with the Planning Board and Board of Selectmen on Wednesday, July 24, 2024, for the purposes of appointing a replacement to fill to the open seat vacated by John Stabile. The Chair noted applicants are Rebecca Flacke, Tom

Hambleton, Josie Reis, and Harold Blank. Each applicant has been asked whether they would be willing to serve as an Alternate Member. John Stabile's term is scheduled to expire in 2026 (elected in 2021). The applicant/candidate, if appointed, would run as an incumbent in April 2025 to fill the remainder of the term (or not run at all) which expires in 2026, and then the position is available for 2026.

9. Members spoke in favor of candidates with 3 supporting Rebecca Flacke given her service as an Alternate Member, one member supporting Jody Reis and one member supporting Harold Black. A member noted a procedural question that if we are seven member and BOS is three, how many votes does it take to get appointed. A member said someone would have to secure at least 6 yes votes.
10. The Chair next addressed mapping of the Town. A member noted his prior presentation and the appropriate time to review is the Master Plan Development. A member noted if natural resource area were designated as parks, which would protect against development and might have impact on GLAM Analysis. A member distributed the 2020 park dedication parcel map.
11. Motion made by Rob to suspend the timing rule for appointment for vacancies in the PB rule (Section 1.02 second paragraph), seconded by Shannon. The vote was as follows: Shannon, Michelle, Sheila, Casey, and Rob voting yes. The motion passed.
12. Rob moved to nominate Shannon for Vice Chair, seconded by Casey. A member noted there is an opening meeting law violation which might prevent him from serving, and she then allowed the vote to proceed. The vote was as follows: Shannon, Sheila, Casey, Rob, and Michelle abstained.
13. The Chair noted that she has stepped down as Recording Secretary. Chair asked for a motion to appoint Rob Steinberg, Recording Secretary, and Shannon so moved, and seconded by Casey. A member noted that the meeting should be more concise and should not include people's names. The vote was as follows: Shannon, Sheila, Casey, Rob, and Michelle voting yes. The motion passed.
14. New business – the PB addressed the Spies right of way issue (138 Wilson Road) and Chair said she will invite them to a meeting. Chair will coordinate with The Town Administrator.
15. The Chairman asked for a motion to adjourn, and Michelle so moved and Casey seconded. A roll-call vote was taken. Shannon, Sheila, Casey Rob, and Michelle voted yes. Motion passes.

Adjourned at 8:50 pm

Respectfully submitted,

Robert Steinberg

Approved by Board on September 17, 2024