



Nahant Planning Board Meeting on Sept 10, 2024

Chairwoman noted that notice was duly given and called the meeting to order at 7:01 pm. She then called the roll:

Attending: Sheila Hambleton, Shannon Bianchi, Rob Steinberg, Rebecca Flacke, and Michelle Capano.

1. The meeting started with Shannon noting that we can't have an executive session without the individuals being discussed being given 48 hour notice which didn't occur; so the executive session can't occur.
2. The Chair asked for a motion to approve the minutes of August 20, 2024. Motion made by Shannon and seconded by Rebecca. The vote was unanimous with Michelle abstaining
3. The Chair asked for a motion to approve the minutes of July 16, 2024. Motion was deferred as only 3 members were present at the meeting
4. The Chair asked for a motion to approve the Joint Meeting minutes of July 24, 2024. Motion was made by Shannon and seconded by Michelle. The vote was unanimous, and Rebecca abstained.
5. Correspondence was addressed next.
 - a. ZBA , 14 Tudor Rd. PB has no comment.
 - b. OML Complaints. On Capano complaint, we have responded. On Bianchi complaint, Sheila will write up that PB is going to have open meeting video disseminated and all PB members will have email.
6. Planning Board Alternate Member vacancy update. Next Wednesday, the Board of Selectmen will meet with PB regarding Josie Reis, Tom Hambleton, and Jeff Lewis.
7. Document sharing platform was discussed. Michelle noted 3 options -- google, teams and Dropbox. PB had a consensus for Dropbox.
8. The next item was a discussion and update on previous correspondence with Board of Selectmen.
 - a. Chair suggested a follow-up letter regarding Lowlands/Bear Pond/ecological survey. Shannon noted there is a grant program from the Army Corps to address issues of ecological rehabilitation. PB suggested that the Corps do an ecological study. Shannon said initial study covers \$100k for professional services to come with plan.
 - b. Chair suggested letter to Golf Committee, Historical Society, and BOS regarding parks dedication & historical designation of Kelley Greens. The dedication protects park from any sort of development (most of these areas are designated natural resource areas or public (such as school and police station). Shannon then read a resolution supporting the official designation of parks as town parks. Rob asked what is the downside and what is benefit other than protecting park as open space in perpetuity. Sheila noted that we should note the parcels that we want dedicated. The Chair noted that it would be an agenda item for the next meeting.
9. Perambulation Bylaw article for 2025 Town Meeting
 - a. The Chair noted that the Historical Society, as part of the 50th anniversary, want to co-sponsor a perambulation. The Chair noted that we couldn't address until a year from now.

- b. Michelle noted that perambulation does not help maintain ownership of rights-of-way. Shannon thinks it could have an impact, and asked to review by Town Counsel.
10. Master Plan overview was discussed next. The Chair read a document “what is a master plan” from the State website, and the PB is to address the master plan. The Chair noted that the open space committee worked on part of the master plan and that we do need to work on the housing portion, ADU’s and short term housing regulations. Shannon noted that we need to offer an article at Town Meeting to hire a consultant to help put together the Master Plan and coordinate the various entities working on that. Michelle would look into CPC funding. Shannon said the amount of money is too high to use CPC, and we got done being shot down on the ecological study. Shannon said he likes autonomy of choosing the PB own consultant. The Chair noted that we need to move on the Master Plan and Sheila suggested the next meeting on the third Tuesday.
 11. The Chair next turned to the causeway parcel and Shannon suggested a letter to Governor Healey regarding two parcels at the end of the causeway (both state-owned and is a wetland resource) technically within the boundary of Nahant to be mixed use development, and allow for potential compliance with MGL 40A, section 3A. Michelle noted there are exclusions in 3A for wetlands. Michelle also stated that there are over 400 properties that are multi-family in town that are not zoned for multi-family.
 12. Sheila asked whether should have a public forum on a regular basis. Shannon noted that public comments should be intermittent to deal with specific issues. The BOS is different and has always had public comments.
 13. The Chair turned to potential PB comments on short-term rental regulations and process to ensure BOS considers if submit.
 14. Michelle asked about whether ADU regulations are going to be worked on by the PB. Shannon noted that we haven’t receive anything from the State.

The Chair asked for a motion to adjourn, and Rob so moved and Shannon seconded. Rob-yes, Rebecca-yes, Michelle, yes, and Sheila-yes

Adjourned at 8:50 pm

Respectfully submitted,

Robert Steinberg

Approved by Board on September 17, 2024