

Nahant Planning Board Meeting on October 15, 2024

Chairwoman noted that notice was duly given and called the meeting to order at 7:01 pm at Town Hall Conference Room B and on zoom. She then called the roll.

Attending: Sheila Hambleton, Shannon Bianchi, Rob Steinberg, Casey Carey, Rebecca Flacke, and Michelle Capano as well as Alternate Members Jeff Lewis and Tom Hambleton Each attendee noted that they were present. Steve Viviano was not present.

1. The Chair noted that OML webinar registration must be completed by each member by November 19, 2024. The Chair said she would send the link to members.
2. The Chair asked for a motion to approve the minutes of September 17, 2024, as edited. Motion made by Casey and seconded by Rebecca. Michelle- yes, Shannon – yes, Rebecca – yes, Rob-yes, Casey- yes, and Sheila is yes.
3. On the ADU project plan, the Chair said there is grant money through the MAPC that the Town Administrator would release to the PB with respect to zoning issues for the ADU. Rules will be issued on February 2, 2025, to allow the Building Inspector to issue permits. The Chair noted that the Town needs to adjust its zoning laws (but we can't make our laws more restrictive than state law). Right now, the law allows one house per property. Accessory dwelling unit (ADU) are permitted on a residential lots but there are certain restrictions we can impose and Michelle said she would forward to Sheila to disseminate a list of such restrictions.
4. The Chair next turned to the Master Plan. Michelle noted that she attended the Community Preservation Committee (CPC), and they discussed the change of process for applying to get prequalified for grants. Michelle noted how best to apply to the CPC. Shannon looked into how much it would cost for consultant to help prepare a Master Plan. Shannon noted that one community needed to pay a consultant \$260k. The advisor said that due to chapters on environmental resources it could cost north of \$280k to \$300k for Nahant to get support to prepare a Master Plan. Shannon said we should request from the Town to consider awarding funds for this project over 3 years.
5. The Chair turned to the FY2026 Budget as an alternative to CPC which has less money and fewer projects to support with money than could be obtained through proceed via the Budget.
6. A proposed letter to Governor has been drafted noting that the town has land that borders Lynn and that the Zoning from natural resource could be changed to meet 3A requirements. The Secretary said he would attach the letter as an appendix hereto. Tony is considering whether to send the letter. Shannon recommended that we not send letter until the Milton case is decided. The Chair said the letter is being deferred awaiting the Milton decision.
7. The Chair provided an update on emails for PB members and addressed the Building Permit Checklist to make it easier for homeowners. On the checklist, Michelle noted we need to decide how we want to proceed and implement checklist – she recommended the Building Inspector come to a meeting. The Chair then said she would follow-up with shared cloud

storage. The Chair also noted that the BOS has created subcommittee for right of ways, and PB can volunteer for the committee. Casey volunteered.

8. Casey raised issue of an acknowledged spokesperson for the PB for media and before the BOS. Casey said it should be Sheila. Sheila said anyone has a right to speak, but we should defer to the Chair to speak for the Planning Board. Michelle noted that we need to talk about signage in town as raised by Steve (such as parking signs on streets).
9. The Chair asked for a motion to adjourn, and Shannon so moved and Rebecca seconded. Roll call vote was taken: Shannon-yes, Michelle- yes, Rebecca- yes, Sheila-yes, Rob- yes, and Casey-yes.

Adjourned at 8:37 pm

Respectfully submitted,

Robert Steinberg

Approved by Board on November 19, 2024