

Planning Board Meeting

July 28 @ 7:00 pm - 9:00 pm

Venue: Hybrid: Zoom & In-person at Town HallJoin

Zoom: <https://us02web.zoom.us/j/84997264678?pwd=fhNSBLLM1Gag5GPYATagvnA4OuueKg.1>

Meeting ID: 849 9726 4678 Passcode: 442510

One tap mobile +13092053325,,84997264678#,,, *442510# US

+13126266799,,84997264678#,,, *442510# US (Chicago)

Agenda:

Open meeting – roll call for attendance

Casey C.____; Michael C.____; Anne-Marie G.____; Sheila H.____, Tom H.____; Robert S.____; Steve V.____, and alternates: Scott K.____; 1 vacancy.

1. Approve prior mtg minutes for 7 July 2026.

2. FY 2026 Budget Status:

Budget Summary report

3. One-Stop Grant Program

Zoning By-laws. SHambleton

Master Plan. THambleton

4. Results of Annual Town Meeting – 16 May 2026 @12:30 pm

Zoning By-law Section 13 (WCF) approved

Awaiting Attorney General approval

Draft EFR Building Application submitted to Inspectional Services and Town Counsel for comments

5. Prepare for meeting with BOS regarding sidewalks and possible road modifications. affecting Castle, Gardner and Goddard Rds. Tom to give latest update .

Select possible dates to meet with BOS and Town Administrator. Consider: 13 , 20 or 27 August.

6. Zoning Board of Appeals:

- Requested ZBA decisions
- ZBA upheld a zoning enforcement request for a STR at 47 little Nahant Rd.
- 93 Fox Hill RD- new ZBA filing on June 4, 2026

7. Crown Castle building permit status

8. Lynnway (Market St- Rotary): bike lanes, traffic concerns, conservation issues: this is currently in the hands of the Conservation Commission.

9. New Town boundary in progress for adoption with Nahant/Lynn

10. Rules and Regulations Governing the Subdivision of Land, Nahant MA, dated 4/29/1995 needs major overhauling. Summary of needed updates submitted by Sheila with rules and timeline for revising

11. Comments from the public and other new agenda items for discussion and placement on next agenda

12. Notification of Jeffrey Lewis's resignation made on May 18, 2026 for last day of service = 6/30/26

12. Reorganization of the Board Results; Chair- Anne-Marie Grady; Vice-Chair – Sheila Hambleton; Secretary (Recording/Corresponding)- Rob Steinberg; Treasurer-Tom Hambleton.

13. Casey Carey granted medical leave of absence for balance of CY 2026.

14. Vote to adjourn; roll call

Casey C:____, Michael C:____; Anne-Marie G:____; Sheila H:____; Tom H:____;

Robert S:____; Steve V:____ and Alternates: / Scott K:____, 1 vacancy

Chairperson Name: Anne-Marie Grady /Chair Chairperson Email: amiegrady@comcast.net

Posted by Nahant Town Clerk on Wednesday, July 22, 2026 @ 3:46pm

