

PLANNING BOARD MEETING

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

Venue: HYBRID: ZOOM & IN-PERSON AT TOWN HALL

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

Meeting ID: 849 9726 4678 Passcode: 442510

One tap mobile

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Open meeting- roll call for attendance

Casey C: _____, Michael C: _____; Annemarie G: _____; Sheila H: _____; Tom H: _____;

Robert S: _____; Steve V: _____ and Alternates: JL; Resigned 6/30/26; Scott K: _____

1. Approve prior minutes: (4/28/2026 plus others not approved due to lack of quorum)

2. FY2026 Budget Status:

- Invoice for EMG: The Daily Item: Public Hearing Legal Notice for WCF zoning bylaw revisions = \$386.19
- Budget Summary report

3. One-Stop Grant Program

- Zoning by laws
- Master Plan

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

- Zoning By Law section 13 (WCF) approved
- Waiting for Attorney General's approval
- Draft EFR building application submitted to Inspection Services & Town Counsel

5. Prepare for meeting with Board of Selectmen regarding sidewalks, and possible road modifications along Castle, Gardner, and Goddard Rd's – former military housing parcel. Tom to give latest update Several dates must be selected to give to BOS & Town Administrator for scheduling purposes

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

13. Reorganization of the Board; Chair, Vice-Chair, Secretary (Recording/Corresponding), Treasurer

14. Vote to adjourn; roll call

Casey C:____, Michael C;____; Annemarie G:____; Sheila H:____; TOM H:____;
Robert S:____; Steve V:____ and Alternates: JL; NA resigned 6/30/26 Scott K:_____

Chairperson Name: SHEILA HAMBLETON Chairperson Email: sheilanahant@yahoo.com

Posted by Nahant Town Clerk on Thursday, July 2, 2026 @ 12:21 pm

[Add to calendar](#)