

PLANNING BOARD MEETING

May 12 @ 6:30 pm - 8:30 pm

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

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

Meeting ID: 849 9726 4678 Passcode: 442510

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

Meeting Agenda

Open meeting- roll call for attendance

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

Robert S:____; Steve V:____ and Alternates: JL; ____; Scott K:_____

1. Approve prior minutes: 4/28/2026

2. FY2026 Budget Status:

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

3. One-Stop Grant Program

- Zoning by laws
- Master Plan

4. Preparations for the Annual Town Meeting: May 16, 2026 @ 12:30pm

- Dress Rehearsal – Thursday 5/14/26 in Town Hall; 6:30pm

5. Update with scheduling for discussion about sidewalks, and road modifications not approved by Planning Board; improvements for Castle/Gardner/Goddard Rds – the former military houses

6. Zoning Board of Appeals:

- Notifications are not being sent to Planning Board on their decisions
- ZBA upheld a zoning enforcement request for a STR at 47 little Nahant Rd.
- No new appeals have been filed to date

7. Crown Castle building permit status

8. Lynnway: bike lanes, traffic concerns, conservation issues: this is currently in the hands of the Conservation Commission.

9. 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

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

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

12. Vote to adjourn; roll call

Casey C:____, Michael C;____; Annemarie G:____; Sheila H:____; TOM H:____;

Robert S:____; Steve V:____ and Alternates: JL; ____ Scott K:_____

Chairperson Name: SHEILA HAMBLETON Chairperson Email: shambleton@nahant.org

Posted by Nahant Town Clerk on Friday, May 8, 2026 @ 9:16 am