

PLANNING BOARD MEETING

May 26 @ 6:30 pm - 8:30 pm

Date and Time: Tuesday: MAY26, 2026 at 6:30pm Eastern Time (US and Canada)
HYBRID: ZOOM & In-Person at Nahant Town Hall (lower level conference room)

Join 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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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

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

5. Discuss and determine progress on sidewalks, and possible road modifications along Castle, Gardner, and Goddard Rd's – former military housing parcel. Tom to give latest update

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

- New Town boundary in progress for adoption with Nahant/Lynn

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 for discussion and placement on next agenda

11. Notification of Jeffrey Lewis's resignation effective May 18, 2026

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

13. Vote to adjourn; roll call

Casey C: ____, Michael C: ____; Annemarie G: ____; Sheila H: ____; TOM H: ____;
Robert S: ____; Steve V: ____ and Alternates: Vacant; ____ Scott K: ____

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

Posted by Nahant Town Clerk on Thursday, May 21, 2026 @ 4:47 pm

