

Planning Board

September 8 @ 7:00 pm - 9:00 pm

Venue: 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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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.; _____; vacant: _____

1. Approve prior minutes: for. 18 Aug 2026

2. FY2027 budget status – TH

3. One-Stop Grant Program

Zoning By-Laws Update status – SH

4. Zoning By Law section 13 (WCF) approved at ATM

Still awaiting AG approval

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

5. Castle Rd sidewalk and roadway issues status update

- joint safety objectives of sufficient sidewalk availability and lane size along Castle Rd in the area formerly for Coast Guard Housing.

- Stantec – presentation at BOS

6. Zoning Board of Appeals:

The following new appeal has been filed to date

29 Valley Rd

Requesting two variances – on sq footage of 2 lots and frontage of 2 lots.

Owner and petitioner (non owner) applied to ZBA simultaneously

55 Castle Rd results

Increased interior space, replacement of 3 sets of outside stairs.

Unanimously approved by ZBA subject to FEMA review, conditional on removal of left side outside stairs.

30 Emerald Rd – Future role for PB?

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

8. Vote to adjourn; roll call

Casey C: _____, Michael C: _____; Anne-Marie G: _____; Sheila H: _____; TOM H: _____;

Robert S: _____; Steve V: _____ and Alternates: Scott K.; _____; vacant: _____

Chairperson Name: Anne-Marie Grady Chairperson Email: agrady@nahant.org

Poste by Nahant Town Clerk on Thursday, Sept. 3, 2026 @ 1:55pm

