

Planning Board Meeting

September 29 @ 7:00 pm - 9:00 pm

Venue: Hybrid – ZOOM and Town Hall – 334 Nahant Road, Nahant, MA – Conference room #2

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: _____; Anne-Marie G: _____; Sheila H: _____; Tom H: _____;
Robert S: _____; Steve V: _____ and Alternates: Scott K.; _____; vacant: _____

1. Approve prior minutes: for. 8 Sept 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

- Discuss MGL ch 41, sections 81-P, -Q, -Y, -BB applicability
- BOS update

6. Zoning Board of Appeals:

The following new appeal has been filed to date

ZBA Hearing 30 Sept 2026 29 Valley Rd

Requesting a subdivision with two variances – on sq footage of 1 lot (parcel B) and frontage of 1 (parcel B).

7. 157 Nahant Rd. What's the Scoop representative(s) to describe proposed use at their existing location.

8. 30 Emerald Rd – conflicting descriptions. Subdivision vs PADU vs Condo. AG to status.

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

10. 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: _____

Meeting posted by the Town Clerk on September 24, 2026 @ 11:17am