

AG

Approved
~~Draft~~ 04/24/2026

Town of Nahant

and Public Hearing

Planning Board Meeting Minutes

Date: 14 April 2026

Location: Town Hall / Zoom Hybrid

Chair: Sheila Hambleton

Recording Secretary: Tom Hambleton

Present:

- Sheila Hambleton
- Anne-Marie Grady
- Tom Hambleton
- Steve Viviano

• And M. Lawton of Isotrope LLC our consultant, and Alon Nitzo, TA

• Alternate: Jeff Lewis

Absent: Casey Carey, Rob Steinberg, Scott Kirkland and Michael Cullinan

The meeting was called to order at 6:21 pm with a quorum present, as identified above.

1- Sheila Hambleton requested Anne-Marie Grady to serve as chair for tonight's meeting and Tom Hambleton volunteered to serve as recording secretary for the meeting.

2. Motion SH for alternate JL to vote in case we lost a quorum TH seconded. Vote on motion carried

3. Approval of Minutes:

7th April 2026 meeting minutes: AM moved, TH seconded. Discussion on minor changes then passed, SV abstained.

4. Vote to adjourn meeting and open for Public Hearing on zoning bylaw revision to Section 13: (will be Article 21 in the Town Warrant) Wireless communications zoning by-law, passed by all.

5. Computer/Zoom issues delayed to open Public Hearing till 6:30

6. AG read posted public notice for the record (see attached) and SH listed abutters duly notified

7. Introduced M. Lawton and opened for questions...Identified that no Nahant citizens or zoom participants were present for the hearing.

asked questions or made comments.

Questions/Comments:

PB

ML- Nahant's ZBL was missing the eligible facilities request provisions and needed to update the code so everyone understands the process for proceeding. W/O the update the town lacks the tools to regulate carriers who will always want to upgrade to stay competitive. There is a low loss in signal power over water so some signal impact from out of town could be expected, but now the town will be current with other communities.

SH- Town does not now have a permit request so have created one as well as the process. Form is now simple request can be made by attorneys which will be typical.

ML- Tower owner will probably always be represented by attorneys, Planning Board granting authority and Building Department will now receive MPE study results to make available so going forward no real issues should arise, but things do change. *special permit*

JL- Theoretical study was conducted on energy transmitted (worst case theory) right?

ML- Yes, transmitted power from each carrier calculates loss 6' above ground bottom of tower to maybe 100'. There are 2 reasons...as well as an estimate for other carriers on tower addressing...

- General Public
- Control exposure to tower climbers; who have to wear alert tags

JL- What if they are just repairing?

ML- If radios are out of spec or they swap-out the radios because of a problem or maintenance using the same equivalent a new study would not be needed. The carriers have alarms on the network at the NOC's and would address it right away.

SH- So this situation is like just for regular service?

ML- Yes

8. Close hearing and reopen meeting; SH moved TH seconded, vote passed. Discussion on Finn/Com memo in support of article possible changes; decision to add 5 points from public hearing notice... The PUBLIC HEARING is to amend the Nahant zoning bylaw section 13, Wireless Communication Facilities. The amendments include: adding section 13.08: 1.) The application for an Eligible Facilities Request shall be made to the Administrative Approval Granting Authority, the Planning Board. 2.) The design of the Eligible Facilities Request shall maintain the original appearance. 3.) The Town Clerk shall accept application and materials/documentation. 4.) Eligible Facilities Requests shall demonstrate compliance with all FCC rules and regulations. 5.) Radio Frequency Emissions Analysis: This MPE report shall include all existing and proposed new equipment.

9. Motion to adjourn by SH, seconded TH @ 7:04 Vote SH, SV, TH, AG, JL yes, unanimous to adjourn. Next meeting 04/28/2026

Respectfully submitted,

Tom Hambleton- Recording Secretary for this meeting

Tom Hambleton

Approved:

SH, chair

Shirley K Hambleton
4/28/2026