

Town of Nahant

Planning Board Meeting Minutes

Date: 7 April 2026

Location: Town Hall / Zoom Hybrid

Chair: Sheila Hambleton

Recording Secretary: Anne-Marie Grady

Present:

- Sheila Hambleton
- Rob Steinberg
- Anne-Marie Grady
- Tom Hambleton
- Michael Cullinan

Alternate: Jeff Lewis, Scott Kirkland

Absent: Casey Carey, , Steve Viviano

The meeting was called to order at 6:32 pm with a quorum present, as identified above.

1. Approval of Minutes:

18 Mar 2026 meeting minutes – RS moved, TH seconded, passed unanimously.

2. Letter for Crown Castle/T-Mobile with status of Eligibilities Request with MPE report submitted and sent to Nahant Inspectional Services. Copy of the Centerline Report (MPE) to the Building Dept, re: signs, sound levels and lighting.

Sheila submitted proposed WCF zoning by law section 13, to BOS on 3/25/26 and BOS sent it back to the Planning Board for a Public Hearing:

Publication dates:

1st Publication 3/31/26

2nd Publication 4/7/26

Also notified: the EOHLIC, MA AG, towns of Lynn and Swampscott.

The Public Hearing will take place on 4/14/26 following which a report will be filed with FinCom by 4/17/26. M. Lawton to assist in writing.

The Public Hearing starts at 6:30 pm, preceded and followed by a regular PB meeting to prepare recommendation for FinCom.

The proposed zoning bylaw section 13 will be Article 21 in the Town Warrant.

Also discussed need for a meter for Town monitoring of exposure. M. Lawton of Isotope noted most towns do not independently monitor exposure.

3. FY 2026 Budget status: \$131 COH.

4. Discussed Sidewalk and Road modifications to areas along the former military houses on Castle, Gardner, and Goddard Rd's. THambleton summarized his draft research and recommendations and provided the PB with copies (see attached link). Next step is for a meeting between Tom H. and ANieto, TA, following the Annual Town Meeting. Tom will use his presentation as a basis for their discussion.

5. Applications for Eligible Facilities Requests (EFR) will be sent by Chair to PB members.

6. Jeff Lewis provided a status of the Affordable Housing Trust, which will be addressed under the Nahant General Bylaws Article XXIV at the Annual Town Meeting. The PB considered that the wording could be clarified as : 1 – address the need, and 2 – propose 1 yr to scope the program. RTibbo of BOS advocated for applicability of such hypothetical uses as adding a ramp to existing housing.

7. One public commenter added that Nahant already has an historic preservation trust, and also emphasized that the current traffic at Castle/Gardner Rds is dangerous.

8. AG moved and RS seconded motion to adjourn.
RS, TH, SH, AG, MC voted unanimously to adjourn at 8:15 pm.

Respectfully submitted,

 14 Apr 2026
Anne-Marie Grady, Recording Secretary

APPROVED:

Copy of Proposed Street

Modifications Castle Gardner Goddard04072026 Draft lawreference-2 VS3 T.pdf

 Chade
4/28/2026