

Town of Nahant

Planning Board Meeting Minutes

Date: 17 Feb 2026

Location: Town Hall / Zoom Hybrid

Chair: Sheila Hambleton

Recording Secretary: Anne-Marie Grady

NAHANT TOWN CLERK
REC'D FEB 27 2026 PM 12:49

Present:

- Sheila Hambleton
- Rob Steinberg
- Anne-Marie Grady
- Tom Hambleton
- Casey Carey
Steve Viviano
- Alternate: Jeff Lewis

Absent: Michael Cullinan

Call to Order

- The meeting was called to order at 6:41 pm with a quorum present, as identified above.

1. Approval of Minutes:

3 Feb 2026 meeting minutes – KC moved, AG seconded, approved unanimously

2. A Wireless Special Permit application, for which the PB is the SPGA, next steps were discussed. Michael Lawton of Isotrope and SHambleton prepared and sent a letter to Crown Castle outlining our concerns with the application.

Letter requested:

- Crown Castle to prepare an MPE predictive study (from FCC Bulletin OET 65, ed. 97-01) on the facility as proposed, including other existing operations on the tower; (this report would address safety aspects of the proposed change and is an industry standard, common in most MA towns)
- Fund a Section 53(g) account for \$5,000, as a retainer for expert support to the PB and Building Inspector. Any unused funds would be returned to Crown Castle:
- Participate in a public informational meeting to discuss the project with the Nahant community;
- Identify any proposed changes to sound or lighting;
- Nahant prefers a final decision by 28 Feb, however if that date cannot be supported, Nahant requests an extension beyond the 60 day “shot clock” window.

Crown Castle attorney will forward this request to T-Mobile.

Nahant Zoning by-laws will be updated to reflect safety aspects of proposed changes, such as the MPE predictive study.

3. After discussing with candidate for alternate PB member, Scott Kirkland, AG moved and TH seconded a motion to recommend Scott Kirkland as the new Alternate member. The motion was unanimously supported. The recommendation will be sent to the BOS in advance of a joint meeting to vote on this appointment.

4. The Status of the MBTA 3A zoning by-law and Zoning Map approved by the Town residents on 19 Nov 2025;

- Attorney General expected to reply by mid Feb, meeting the full 90 days allowed.
- Received EOHLC approval letter.

5 and 6 tabled.

7. Comment from the public. Nahant exhorted to encourage income producing businesses.

8. Adjournment

RS moved and TH seconded motion to adjourn.

RS, SV, TH, SH, AG, and CC voted unanimously to adjourn at 8:15 pm.

Respectfully submitted,



Anne-Marie Grady, Recording Secretary

APPROVED:

 2/24/2026