

Town of Nahant

NAHANT TOWN CLERK  
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Planning Board Meeting Minutes

Date: 24 Feb 2026

Location: Town Hall / Zoom Hybrid

Chair: Sheila Hambleton

Recording Secretary: Anne-Marie Grady

Present:

- Sheila Hambleton
- Rob Steinberg
- Anne-Marie Grady
- Tom Hambleton
- Casey Carey

Alternate: Jeff Lewis

Absent: Michael Cullinan, Steve Viviano

Also present: Michael Lawton, RF engineer of Isotrope, and Amanda Cornwall, atty, Crown-Castle

Call to Order

The meeting was called to order at 6:37 pm with a quorum present, as identified above.

1. Approval of Minutes:

17 Feb 2026 meeting minutes – KC moved, TH seconded, approved unanimously

2. Status of the Wireless Special Permit application, for which the PB is the SPGA.

Amanda Cornwall, atty. for Crown-Castle informed the PB that T-Mobile, the carrier proposing to upgrade their equipment on the cell tower, will prepare the cumulative MPE predictive study we requested and provide a report within 10-15 business days.

RS requested that the 60 day “shot clock” reflect the time required to prepare and review the report and hold a public meeting to communicate the results to the Nahant community. Acceptability of the results would not require a hearing. The public meeting is likely to occur in March.

Amanda Cornwall agreed, assuming an expedited review. She also requested that an invoice be prepared for the expert review support by M. Lawton, who agreed to submit one.

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

- The Attorney General approved Nahant's proposed amendment to allow multi-family housing by right in compliance with G. L. c. 40A, sect 3A. PB also agrees that no "discretionary criteria" can override the uses as of right.
- Previously received EOHLC approval letter.

4. Discussion of Castle Rd, Gardner Rd, Goddard Rd sidewalk safety and road improvements. THambleton was an directed to send email to ANieto, TA, and Zachary Taylor, DPW, requesting a discussion of the town's road and sidewalk schedule / plan.

5. PB consensus input to Zoning Board of Appeals cases below:

Address

Issue

PB consensus

49 Little Nahant Rd

Special Permit Application

Applicant needs a Special Permit, since demolition the lot is now vacant, and therefore unbuildable.

47 Little Nahant Rd

Request for Zoning Enforcement for Owner Occupied Short Term Rental

Observe the Zoning bylaws and BOS rules.

75 Bass Point Rd

Application for Relief – 2 building permits

Observe Zoning by-laws which do not trump the building code.

10 Fallon Way

Special Permit Application required to demolish and reconstruct

Combine the two lots, deleting existing right of way.

148 Wilson Rd

Request fir Zoning bylaw relief

Add "proposed decks not be enclosed", therefore no addition to livable space.

6. and 7 tabled.

RS moved and SH seconded motion to adjourn.

RS, TH, SH, AG, and CC voted unanimously to adjourn at 8:32 pm.