

**Town of Nahant**

**Planning Board Meeting Minutes**

**Date:** 3 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
- Michael Cullinan

Alternate: Jeff Lewis

Absent: Steve Viviano

**Call to Order**

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

**1. Approval of Minutes:**

20 Jan 2026 meeting minutes – TH moved, AG seconded, approved unanimously

27 Jan 2026 meeting minutes – AG moved, TH seconded, approved unanimously

2. Scott Kirkland, one of two applicants appeared to discuss his candidacy for alternate member of PB – interested in Master Plan and Zoning By-law updates, has a technical background.

The other candidate will be invited to appear at next meeting to discuss his candidacy..

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. Crown Castle (Sprint Spectrum LLC, the applicant) has requested:

- a waiver of the Special Permit requirements for a Wireless Communications Facility (WCF) as described in Nahant's Zoning by-law Section 13, and,
- an Eligible Facilities Request.

Michael Lawton, Technical Consultant from Isotrope, was present and summarized the Town options for addressing the Crown Castle application considering: the requirements of the Nahant By-laws, section 13.0, WCF; Section 9.05 Board of Appeals SPGA; and the FCC regulation section 6409(a) of the Spectrum Act of 2012.

Nahant could:

- a) redirect the application under EFR to the building inspector/electrical inspector as a BD/ED application and consider the Special Permit unnecessary;
- b) require the applicant to continue the Special Permit process by providing necessary additional information to provide the additional information to complete the Special Permit process, including the Town holding a hearing. Crown Castle could proceed treating the proposed changes as "deemed approved" under section 6409(a), thereby putting the enforcement action back on the Town. Or they could comply, if they feel the process is reasonable.
- c) Outright deny the Special Permit application as "incomplete". This is not a recommended option

Michael Lawton noted that if the Town/Planning Board chose option "a", he would strongly suggest that someone (Planning Board or Building Inspector) require the applicant provide; –

1. EME/MPE exposure calculation.
2. Light analysis
3. Sound analysis for the proposed facility compared to the current installation.
4. Some 43(g) escrow (less than the SP \$5000) for technical review of these items.

Michael further suggested including item 1-3 to our zoning by-laws for any and all EFR in the future to be collected by our Building Inspector.

The Town could request an extension on the 60 day shot clock to accommodate this review.

Mindful of sentiment concerning 5G service expressed during the ATM of 2019, Michael Lawton further stated he believed that all the carriers serving Nahant (AT&T, Verizon, T-Mobile) have already implemented 5G service in Nahant, whether from sites outside Nahant or from sites within Nahant - or both. And that 5G had no greater interception risks than 4G.

Rob Steinberg recommended: expediting the application; requiring Crown Castle to provide the items 1-4 above; with Michael Lawton providing technical review; and, holding a public meeting to include public participation. The Planning Board could then

advise the Building Dept, via the Town Administrator, of the adequacy of technical acceptability of the change requested. This would not require a Special Permit.

Michael Lawton agreed to provide a letter agreement prior to the 10 Feb PB meeting.

6. Castle Rd (between the Johnson School and the Gardener Rd. intersection). Tom Hambleton to send PB members the draft "Proposed Street Modifications" for discussion at next regular PB meeting.

8, 9, and 10 – tabled for later action.

11. Municipal Housing Trust Fund information updates provided by Alt. member Jeff Lewis.

12. Grants to update Nahant' Zoning By-laws and Master Plan. Zoning will require a Town Warrant.

13. Treasurer's Report

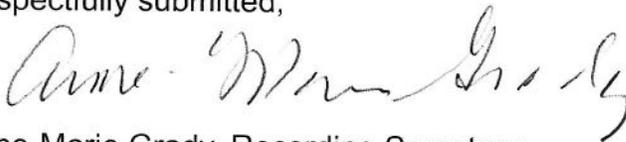
As of 19 Dec 2025 – actual PB expenses: \$2417.40, 2026 Budget balance \$232.  
2027 budget requested: \$3000.

15. Adjournment

RS moved and CC seconded motion to adjourn.

MC, TH, SH, AG, and CC voted unanimously to adjourn at 8:20 pm.

Respectfully submitted,



Anne-Marie Grady, Recording Secretary

APPROVED:

