

Town of Nahant

NAHANT TOWN CLERK
REC'D JUL 30 2026 AM 9:25

Planning Board Meeting Minutes

Date: 7 July 2026

Location: Town Hall / Zoom Hybrid

Chair: Sheila Hambleton

Recording Secretary: Anne-Marie Grady

Present:

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

Alternate: Jeff Lewis,

- Absent: Casey Carey, and Scott Kirkland, Alt.

Present: ANieto, TA

The meeting was called to order at 7:04 pm with a quorum present, as identified above.

1. Approval of Minutes: 28th April 2026 meeting minutes, as discussed and edited: AG moved, TH seconded. Approved by quorum identified above.

2. Budget summary report"

FinCom/BOS/Ed Locke to meet and reconcile FY2026/FY2027 budgets.

3. Reviewed "One Stop" status. There will be no town money for the Master Plan. Our letter of interest for the zoning by law update was submitted on time, identifying proposed projects and adding \$145k for the effort. Final Submittal is due Oct 2026. SH leads Zoning Bylaw update efforts.

SH gave to AG copy of letter to Nahant Building Commissioner, Matt Baldacci and Jenn Craft at Inspectional Services, stating conditional approval of Building Permit requested by Crown Castle and T-Mobile for equipment upgrades at 198 Nahant Rd (Site ID: 4BN0516A). cc'd: Alison Nieto, Dan Skrip, and Amanda Cornwall, Crown Castle.

Following Town meeting, a draft application form for an EFR was sent to the Building Dept.

4. Following the ATM, ANieto met with THambleton to discuss the potential narrowing of Castle Rd, status of sidewalks, and the 5 yr construction easement for utilities. PB