

Town of Nahant

Planning Board Meeting Minutes

Date: 3 Mar 2026

Location: Town Hall / Zoom Hybrid

Chair: Sheila Hambleton

Recording Secretary: Anne-Marie Grady

NAHANT TOWN CLERK  
REC'D MAR 12 2026 PM 12:38

Present:

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

Alternate: Jeff Lewis

Absent: Casey Carey, Steve Viviano

Also present: Scott Kirkland, Rob Tibbo

The meeting was called to order at 6:36 pm with a quorum present, as identified above.

1. Approval of Minutes:

24 Feb 2026 meeting minutes – TH moved, RS seconded, 4 Yes, 1 abstention

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

RS noted that the 60 day “shot clock” is tables, awaiting MPE report from T-Mobile.

Michael Lawton provided an estimate of his scope of work – same already completed

- Initial review of Crown/T-Mobile filing and discussion/prep for Feb 3 meeting (including meeting): 4 hours
- Follow-up information for Planning Board on Section 6409, EFR process and draft letter to Crown: 2 hours
- Feb 24 meeting and prep, calls with Amanda Cornwall (Crown): 2 hours
- Future costs: 4-6 hours to review MPE, for public meeting in Nahant or via Zoom(?) and support for PB to document instructions to Building inspector, support draft EFR language for Town Meeting/future Bylaws.

Town share for costs of the by-law work above is \$600. SH to request from ANieto, TA.

Current Crown Castle lease expired in 2024, lease still in effect month to month.

4. Discussion of Castle Rd, Gardner Rd, Goddard Rd sidewalk safety and road improvements. THambleton will send a letter to ANieto and ZTaylor after discussion of the town's road and sidewalk schedule / plan.

5. PB consensus input to Zoning Board of Appeals cases drafted. SH will send 5 recommendation letters to ZBA.

6. Status of grants to update Nahant's Zoning by-laws and Master Plan  
TH received two estimates for town survey to support Master Plan, which range from \$30 – 50k.

If we rely on the One Stop process for a grant, the application deadline is 15 Apr.

JL questioned what % response would be credible. Ans: ~ 60%.

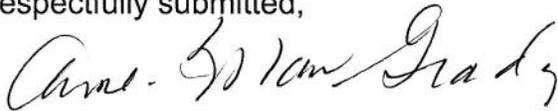
SH stated BOS has two budgets for 2027 – one level funded, one increased.

Our goal could be - start w/survey; use One Stop to receive grants to produce

TH moved and MC seconded motion to adjourn.

RS, TH, SH, AG, and MC voted unanimously to adjourn at 7:30 pm.

Respectfully submitted,



Anne-Marie Grady, Recording Secretary

APPROVED:

