

Board of Selectmen
Joint Meeting with Planning Board
Wednesday March 18, 2026 at 6:00pm via ZOOM
Robert Tibbo, Chairman, Gene Canty, Vice Chairman
Patrick O'Reilly, Recording Secretary, Alison Nieto, Town Administrator

Attendance: Eugene Canty (GC), Robert Tibbo (RT), Patrick O'Reilly (PO), Alison Nieto (AN)

1. Meeting Opening

RT: opened the meeting at 6:00pm

2. Opening Comments

RT:

- a. Winter Parking Ban** – in effect until March 20, 2026
- b. Upcoming Events:** Wish upon a Wave (polar plunge) -Sunday March 22nd
- c. Annual Town Census:** The 2026 Annual Town Census has been mailed to residents
- d. Resident Parking Stickers** now available to purchase at nahant.org
- e. Annual Dog Licenses:** Dog Licenses are due back to the Town Clerk by April 1st
- f. Charles Kelley Scholarship:** Scholarship application due by April 10, 2026.
- g. Town Election:** Saturday April 25, 2026.
- h. Annual Town Meeting:** Saturday May 16, 2026

3. Senator Crighton – Presentation on Micromobility Vehicles

Senator Crighton joined the meeting to give a presentation on Micromobility vehicles. The State has established a Micromobility Commission to study the issues of safety surrounding e-bikes, e-scooters etc. The commission is putting together framework to have rules/regulations statewide. The full power point presentation is available upon request.

4. Planning Board

a. *Joint Vote to appoint alternate Planning Board Member*

RT:asked for a motion to open the joint meeting with the planning board

PO: so moved

GC: seconded the motion

Roll call vote: BOS all in favor

Roll call vote Planning Board: Sheila Hambleton: yes **Anne Marie Grady:** yes **Tom Hambleton:** yes **Rob Steinberg:** yes

RT: I move the Board of Selectmen and the Planning Board vote to nominate Scott Kirkland to be an alternate member of the Planning Board”

GC: *seconded the motion*

Roll call vote: *BOS* all in favor

Roll call vote Planning Board: *Sheila Hambleton:* yes *Anne Marie Grady:* yes *Tom Hambleton:* yes *Rob Steinberg:* yes

RT: I move the Board of Selectmen and the Planning Board vote to appoint Scott Kirkland as an alternate member of the Planning Board effective March 18, 2026 with a term expiring June 30, 2027

GC: *seconded the motion*

Roll call vote: *BOS* all in favor

Roll call vote Planning Board: *Anne Marie Grady:* yes *Tom Hambleton:* yes *Rob Steinberg:* yes *Sheila Hambleton:* yes

b. Discussion – Draft changes to the Wireless Telecommunications By-Law.

Sheila Hambleton: We have a new section 13.A that talks about maximum permissible exposure of radiofrequencies and what the limits are. We did some editing as we have wireless communications facilities but we changed it so it meets the FCC telecommunications language. We changed some definitions.

RT: “I move to close the joint session with the Planning Board”

GC: *seconded the motion*

Roll call vote: all in favor

Sheila Hambleton: Asked for a motion to close the joint meeting with the Board of Selectmen

Tom Hambleton: so moved

Anne Marie Grady: *seconded the motion*

Roll call vote Planning Board: *Anne Marie Grady:* yes *Tom Hambleton:* yes *Rob Steinberg:* yes *Sheila Hambleton:* yes

5. New Business

a. Discussion: Town Meeting Warrant Article – Affordable Housing Trust

Jeff Lewis (Alternate Planning Board member): I have been working on the social side to put together educational material for residents. We put out a few posts on social media explaining the process to the public and the need for a trust. We got a great response.

AN: We have established that establishing a housing trust in town is desirable. We have to have Town meeting vote on establishing it, then there is establishing a bylaw to determine who serves on the trust, the purpose of the trust etc. We are trying to decide if we are going to do both simultaneously or if we want the Town to establish the trust and then come up with the bylaws over time.

GC: what is the trust

Jeff Lewis: it is a financial vehicle to raise funds from-non traditional sources to address the issue of affordable houses.

GC: address them in what way

Jeff Lewis: It is a municipal agency, with a single purpose to address affordable housing at the municipal level. The state wrote the statute it took the limit off of where you can get your funds from. This is designed to give the town control over affordable housing from its funding sources and how they want to do that.

Dan Skrip (Town Council): Its not just affordable housing, it is for moderate income as well. This is separate from the Housing Authority. The trust can raise capital, like through the CPC process, and it can hold property. It has it's own account and can not take from the general fund on its own.

b. Nahant Fire Department – Fire Staffing Update/FY27 Budget Request

Chief Antrim joined the meeting to discuss the Fire Department FY27 budget requests and what is needed in the Department. Shared his screen to share a presentation. Full presentation available upon request. Explained the history of the fire department and the current staffing needs they are going through. The Department is requesting 4 additional personnel.

c. Vote to Surplus Equipment from Nahant Fire Department

RT: “I move the Board of Selectmen vote to declare the following items from the Nahant Fire Department as surplus and place the items on Muncibid for auction per M.G.L. Chapter 30B Procurement Law: The 2014 Ford Interceptor Vehicle ,3 Industrial Scientific 4-gas meters with charging and calibration base, 18 Scott Self Contained Breathing Apparatus (SCBA) harnesses 54 Scott SCBA Cylinders, 15 sets of Firefighter PPE (all were 2008 and older),8 pairs of firefighting boots And 7 firefight helmets”

GC: seconded the motion

Roll call vote: all in favor

d. Vote to Approve Event Request – PTO Easter Egg Hunt

RT: I move the Board of Selectmen vote to approve the event request for the Annual PTO Easter Egg hunt on Saturday April 4, 2026 beginning at 11:00am at Flash Road Park.

GC: seconded the motion

Roll call vote: all in favor

e. Vote to Approve early voting hours for annual town election

RT: I move the Board of Selectmen vote to approve the early voting schedule for the Annual Town Election on April 25, 2026 to be as follows, Wednesday April 15, 2026 from 9:00am to 4:00pm and Tuesday April 22, 2026 through Thursday April 24, 2026 from 9:00am to 1:00pm at the Nahant Town Hall.

GC: seconded the motion

Roll call vote: all in favor

f. Vote to Approve Language for the ballot question to change the Town Charter

RT: I move the Board of Selectmen vote to approve the following language for the ballot question to change the Town Charter “Shall the Town of Nahant approve the charter amendment proposed by the 2026 Annual Town Meeting summarized A “Yes” vote will amend the Town Charter by replacing all references to “Board of Selectmen” or “Selectmen” with the words “Select Board”, or take any other action relative thereto. A “No” vote will leave the Town Charter the same.

GC: seconded the motion

AN: just to clarify that should say the 2025 annual town meeting

Roll call vote: all in favor

g. Vote to Approve Employment Contract for Town Finance Director

RT: “I move the Board of Selectmen vote to approve and sign the employment contract for the new Finance Director, Edmond Locke, with a term beginning February 16, 2026 to June 30, 2029

GC: seconded the motion

Roll call vote: all in favor

h. Vote to Appoint Veterans Service Officer

RT: “I move the Board of Selectmen vote to approve the appointment of Robert Fields as the Veterans Service Officer effective March 23, 2026.”

GC: seconded the motion

Roll call vote: all in favor

i. Vote to Appoint Conservation Commission Member

RT: “I move the Board of Selectmen vote to approve the appointment of Peter Zink as a member of the Conservation Commission effective March 18, 2026 with a term expiring June 30, 2029.”

GC: seconded the motion

Roll call vote: all in favor

j. Arbor Day Proclamation

RT read the annual Arbor Day Proclamation- full proclamation available upon request

6. Ongoing Business

a. Discussion and Review – Bayside d/b/a Victoria Hall Bayside – Liquor License

Chief Furlong: Town Administrator asked me for calls for service to the Bayside from December 18th to present. There were about 109 calls. Only two were considered disturbances and one of them was a vehicle stop. They have been nothing but great partners to us and have gone above and beyond to do what they need to do to contain any issues.

b. Vote to Approve the Board of Selectmen Omnibus budget and send to the Advisory and Finance Committee – No changes – no vote needed

c. Vote to Open and Close the Annual Town Meeting Warrant and send to the Advisory and Finance Committee

RT: “I move the annual town meeting warrant be opened”

GC: seconded

AN: I asked for the warrant to be opened to make two changes. Add CPC articles. CPC has approved all applications and wrote the article language. The other is that I added a change to Article 19 in section 1 and 2, changed dates of Town election and town meeting each year.

RT: “I move the close the annual town meeting warrant.”

GC: seconded the motion

Roll call vote: all in favor

7. Town Administrators Report

AN: Context Architecture, who we hired to do the public safety building feasibility study is going to make a presentation on their results.

The MBTA reached out asking if we want to do an open house on the Lynnway multi corridor project. We will schedule that soon.

8. Citizens Comment

Maureen DeCenzo (29 Range Road): commented on the Bayside

9. Adjourn

RT: asked for a motion to adjourn

GC: so moved

PO: seconded the motion

Roll call vote: all in favor

Meeting adjourned at 8:22pm on Wednesday March 18, 2026.

Meeting Minutes prepared by Administrative Assistant, Kristin Taylor on Friday March 20, 2026.

Meeting Minutes approved by the Board of Selectmen on the 1st day of April 2026