

Town of Nahant

Planning Board Meeting Minutes

Date: June 17, 2025

Location: Town Hall / Zoom Hybrid

Time: 6:30 PM

Chair: Sheila Hambleton

Recording Secretary: Rob Steinberg

- Sheila Hamelton (Chair)
- Casey Carey
- Michael Cullinan
- Rob Steinberg
- Steve Viviano
- Alternates Tom Hambleton and Jeff Lewis

1. Call to Order

The meeting was called to order at 6:30 PM, with a quorum present

2. Approval of Minutes

- **May 6, 2025** – Approved unanimously (motion: Carey, second: Steinberg)
- **June 10, 2025** – Approved unanimously (motion: Cullinan, second: Steinberg)

3. MBTA Communities Act Compliance Update

- Nahant has been reclassified as an *adjacent small community*.
- A new requirement mandates **84 multifamily units**, calculated as 5% of the town's approximately 1,680 housing units.
- Per the final state guidelines, there is **no minimum land area or station area requirement**.
- The prior assumption of a 5-acre contiguous zoning area has been determined to be incorrect.

4. Bass Point Acreage Correction

- The acreage has been corrected from 6.3 acres to **10.16 total acres**, with **8.3 acres of uplands**. This correction could have significant implications for future planning and development.
- Flood zone and wetland data are based on 1973 maps; clarification on current status remains necessary.

5. Overlay Zoning Discussion