

Meeting of Planning Board on May 6, 2025

With notice being properly given, the Chair opened the meeting at 6:51 pm and called the roll. The following people were present: Hambleton, Carey, Viviano, and Steinberg. Alternates T. Hambleton and J. Lewis also present.

Unapproved minutes are for April 1, April 8 (Lewis acting recorder) and April 29 (Michael Cullinan).

The Chair announced that Bianchi and Capano have resigned from the Planning Board. Tony Barletta will be announcing vacancies, and the Town will post the two openings.

With respect to the ADU article, and the appendix will show some edits.

Duncan Page was then introduced to show and explain different designations on the map of Nahant. There are exempt areas of town that can't be used under 3A. All publicly-owned land is exempt. All rivers, ponds, and surface water bodies, and wetlands, are exempt. Recreational land and open space that are protected in perpetuity. All public and private rights of way are also exempt from 3A. Privately own land used for colleges, hospitals, etc.

Single family that doesn't meet other criteria above available for 3A (take out wetland, natural resource, flood map areas). The vacant land in these areas (could buy individual parcels and get it zoned multifamily. Right now, we need 89 more (Bass Point has 128) as part of a 6.9-acre lot. MBTA 3A. Bass Point is in floodplain and buffer zone. Under 3A, have to have the right to build – just need to rezone (but rezone area where lot of multifamily so least impact). Near Wendell and Phillips down to Range Rd there are some lower cost homes, with some multi-family homes near Knights of Columbus.

The Chair said the next meeting is on May 20th, after the Town Meeting.

The Chair asked for a motion to adjourn the meeting, with Steinberg so moving, seconded by Carey. The vote was as follows: yes – Hambleton, Viviano, Carey, and Steinberg.

Adjourned at 7:59 pm

Respectfully submitted,

Robert Steinberg
Recording Secretary

Approved on June 17, 2025