

Town of Nahant

Planning Board Meeting Minutes

Date: June 23, 2025

Location: Town Hall / Zoom Hybrid

Time: 6:30 PM

Chair: Sheila Hambleton

Recording Secretary: Rob Steinberg

NAHANT TOWN CLERK
REC'D JUL 2 2025 4:35 PM

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

1. Call to Order

The meeting was called to order at 6:30 PM, with a quorum present. Those present identified above. Viviano is absent.

The Chair delegated responsibility for conducting the meeting to Rob Steinberg.

2. Approval of Minutes

- **June 23, 2025** – Approved unanimously (motion: Hambleton, second: Cullinan).

3. Review and Application of Selection Criteria.

Steinberg noted that a list of questions for Nels of Community Scales will be forwarded by Sheila Hambleton. He noted that Nels can answer them verbally at the next meeting. Steinberg noted that Nels said that the parcels do not need to be contiguous as long as one parcel comprises half of the needed acreage. However, if the need acreage is under 5 acres, the parcel would need to be one contiguous site. Steinberg then reviewed the selection criteria with the PB noting that the acreage for identified sites or parts of those sites would need to be determined post-meeting.

The selection criteria identified were:

1. Does it meet minimum criteria for small town abutting community?
 - a. 85 units, 15 units per acre, half or 2.84 acres (conservative Nels approach) must be comprised of contiguous lots.
 - i. If more density and under 5 acres, it must all be contiguous.
 - b. Excludes roadways, rights of way, floodplains and wetlands, government-owned, educational.
2. Development feasibility or probability of providing new housing.
 - a. Development costs (property costs, including eminent domain)
 - b. Accessibility

- c. Existing infrastructure including utilities and road capacity
- d. Location attractiveness/preferability for multifamily development
- 3. Net residential capacity of area
- 4. Aesthetic impact on Town/neighborhood and fit of multifamily development in area of Town.
- 5. Impacts on valued open space or recreational opportunities
- 6. Traffic impacts
- 7. Impacts on infrastructure of Town
- 8. Transit accessibility - distance to bus stop – accessibility families and children.
- 9. Flood risk and other climate considerations.
- 10. Equity considerations
- 11. Other disruptions to, and adverse impacts on, Town/neighborhood
- 12. Likelihood of Town approval

The PB then extensively reviewed selection criteria applying them to the sites identified on the accompanying spreadsheet “3A Rating of Sites”. The results of this analysis are in the accompanying spreadsheet which is incorporated herein.

8. Adjournment

Motion to adjourn the meeting approved unanimously (motion: Hambleton, second: Cullinan).

The meeting was adjourned at 8:44 PM.

Respectfully Submitted,

Rob Steinberg
Recording Secretary

APPROVED: July 1, 2025