

**Town Of Nahant
Special Town Meeting Warrant
November 19, 2025**

GREETINGS: In the name of the Commonwealth of Massachusetts, you are hereby required forthwith to warn the inhabitants of the Town of Nahant, qualified as the law directs, to assemble at the Nahant Town Hall, 334 Nahant Rd, Nahant Massachusetts for a Special Town Meeting on Wednesday the 19th day of November, 2025, for to act on the Articles in this warrant at 7:00 p.m. that same day.

ARTICLE 1. (Section 3A/MBTA Communities): To see if the Town will vote to add the following new section – *Section 16 Multi-family Overlay District* – a copy of which is available for review in the town clerk’s office, to Nahant’s Zoning Bylaw in order to comply with Section 18 of Chapter 358 of the Acts of 2020 that added a new Section 3A to the Massachusetts Zoning Act, or take any other action related thereto.

MOTION 1: BOB VANDERSLICE (Section 3A/MBTA Communities) *Majority vote*

I move that Nahant add a new section - Section 16 Multi-family Overlay District – to its existing Zoning Bylaw as printed in the Report and Recommendations of the Advisory and Finance Committee on pages 7 to 13.

SECONDED by Ms. Beatty

Sheila Hambleton: Motion to amend the proposed amendments in Article 1 to delete the language of “mixed use” and delete the entire sentence in section 16.7 - 3.a from **Section 16 - Multi Family Overlay District** of the new Nahant Zoning Bylaws. The language of “Mixed use” shall be stricken from the following sections: 16.7 # 1.; 16.7 # 4; 16.7 #5. c.; 16.8 #2; 16.9 #1

VOTED: To approve friendly amended Section 16 Multi-family Overlay District Bylaws by Ms. Sheila Hambleton and duly **seconded by Mr. Jody Graul** was unanimously voted in favor at 8:43pm on November 19, 2025.

VOTED: Upon Motion by Rebecca Flacke and seconded by registered voter to call the question, the motion was passed unanimously in favor of calling the question.

VOTED: Upon motion by Mr. Bob Vanderslice and duly seconded by Ms. Barbara Beatty, the Moderator declared that the motion carried at 9:32pm on November 19, 2025.

ARTICLE 2. (Zoning Map Amendment): To see if the Town will vote to amend its Zoning Map to reflect the new overlay district referenced in Sub-section 16.2 (Establishment and Applicability) of the new Section 16 (Multi-family Overlay District) of Nahant’s Zoning Bylaw, a copy of which is available for review in the town clerk’s office, or take any other action related thereto.

VOTED: Upon motion by Mr. Tim Bell and duly seconded by Ms. Deborah Warren, the Moderator declared that the motion carried at 9:40 pm on November 19, 2025.

Witness my hand and the seal of the Town of Nahant this 24th day of November, 2025

Diane M. Dunfee
Town Clerk, CMMC,
Chief Elections Official/Notary

