

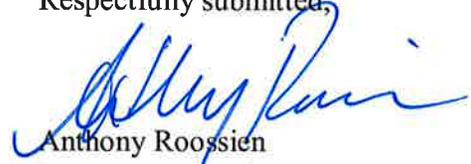
Nahant Planning Board
Minutes of Meeting Held February 4, 2014

Pursuant to posted notice attached, a meeting was called to order at 7:30 pm by Mr. Hastings.

Present were: Richard Snyder, Cal Hastings, Carl Easton, Sheila Hambleton, Thom Donahue, Tony Roossien.

1. Discussion of Side-walk by-law as proposed by William A Burton of 296 Nahant Road (see attached proposed change to existing by-law). Mr. Burton proposed amending the current by-law to require residents to maintain a free and clear path on public side-walk from hedges and plantings. A general discussion felt that overgrowth is a safety issue and is an inconvenience to other town residents. Richard Snyder proposed a public hearing to discuss the issue. Sheila Hambleton made a motion to hold a public hearing to discuss amending our sidewalk by-law as submitted by William Burton (see attached). This motion was seconded by Tony Roossien. All were in favor.
2. Discussion of a possible Bed and Breakfast by-law. Mr. Rob Tibbo presented with Meridith Tibbo.
 - (a) Referenced 64G MA General laws for B&B definition
 - (b) Referenced prior Nahant by-law for B&B from 1993
 - (c) Referenced Board of Health regulations and definitions
 - (d) By-law should have a public hearing requirement for abutters to have a chance to speak before a license is granted
 - (e) Life Safety issue
 - (f) B&Bs per our by-law are not permitted, by exclusion
 - (g) In order to achieve some sort of conditions what needs to happenSheila Hambleton motioned to hold a public hearing to review & possibly clarify Roomers and Lodgers by-law, Cal Hastings seconded, all were in favor except Mr. Donahue who abstained.
3. FEMA Maps
With regard to the new FEMA Maps Sheila Hambleton motion to hold a public hearing, Cal Hastings seconded, all were in favor.
4. Discussion of Medical Marijuana Dispensaries. The board did not feel there was a need for a public hearing at this time.
5. Mr. Donahue gave an update on the Rights of Way project.
6. The meeting was adjourned 9:05 pm.

Respectfully submitted,



Anthony Roossien
Recording Secretary

Proposal for amendment to the Town of Nahant Zoning Bylaws

Proposed by: William A. Burton, 296 Nahant Rd.

Amendment to Section 5, with the addition of article 5.02K:

K. Abutters shall trim the branches of trees, hedges, bushes or other shrubbery which encroaches from the abutting property over a street or sidewalk so as to prevent such tree, hedge, bush or other shrubbery:

- (1) from interfering with pedestrian traffic on a sidewalk;**
- (2) from interfering with or affecting the sight lines of any person on a bicycle or in a motor vehicle traveling on the roadway up to a minimum height of 7 feet**

Proposed additional definitions to be added to Section 2.02

Abutter: The owner, lessee or occupier of any premises or lot in Nahant which abuts a Nahant street.

Sidewalk: A paved pedestrian path located next to a Nahant Town road.