



TOWN OF NAHANT, MASSACHUSETTS

OFFICE OF THE  
NAHANT PLANNING BOARD

**Minutes of Meeting held July 10th, 2007**

Present: Richard Snyder, Cal Hastings, Sheila Hambleton, Carl Easton, Dan Perepelitza, and Teri Motley

Absent: Carolyn Cummings-Saxton

Guests: Kathy Marden, Gretchen Henry

The meeting was called to order at 8:05 pm.

Teri Motley moved to accept the minutes of the June 28<sup>th</sup> meeting and the motion was seconded by Sheila Hambleton. The minutes were accepted by a vote of 5-0 with the Chairman abstaining.

The Board reviewed a draft of the minutes of the Public Hearing of June 28<sup>th</sup> and made several corrections and clarifications to be incorporated in a revised set of minutes for review at the next meeting.

The Board reviewed the draft version of the Order of Conditions and agreed to redraft for vote at the next meeting and to send the proposed Order of conditions to the Town's consultant, David Maxon, and the lawyer for Omnipoint Communications, Inc., Craig Teteronis of Prince, Lobel, Glovsky & Tye LLP.

Dan raised the issue of timely agendas and posting on the town website and with the exception of emergencies requested that copies of the agenda be circulated in advance. Kathy Marden, the Finance Committee's liason to the Planning Board, pointed out that she needed an advance notice of agenda as well and that it could be sent to [klmarden@cs.com](mailto:klmarden@cs.com).

Materials to be posted to the website could be sent to [robert@collageworks.com](mailto:robert@collageworks.com)

Sheila Hambleton provided the Planning Board's open meeting schedule for the remainder of the year that she had provided to the Town Clerk.

The recording secretary reported that the minutes of the May 22<sup>nd</sup> meeting had been lost in a computer crash, hard drive failure. Futher discussion raised the a question as to whether or not there was a meeting on this date or was it conducted on the 15<sup>th</sup>. Sheila will report on the exact meeting dates and what has been filed with the Town Clerk.

We discussed the property at 64 Spring Road. Richard Snyder reported that he had circulated a memo that make<sup>s</sup> the point that the grandfather statute has been narrowed by

*from Jeff Masman.*



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the courts interpretation to apply only to vacant lots. Cal Hastings raised the issue that tax title property needed to go through land court.

Carl Easton moved to get a copy of the title research being done by town counsel in regard to researching the title at 64 Spring Road which is already being conducted due to a request by the Committee on Town Owned Land..

We began to discuss the tabulated returns of the survey conducted in regard to the Master Plan.. Dan Perepelitza made the point that he personally felt that the survey was flawed, that it did not mention economic consequences to the town, and that he felt that Trainor Associates was the tool of Jim Walsh and was designed to introduce affordable housing in the Town.

Richard reported correspondence with Lynn Spencer regarding the unattractiveness of the trailers, signs and aging fence at the Coast Guard Station. She reported that the boat trailers were a temporary phenomenon, there were plans to take down the fence, and that she understood that it should not become th unofficial sign post for the town of Nahant.

The Board reviewed a list of items for future meetings, including placing on the agenda for 9/4 the question of whether or not we should continue to advance a revision to the town's bylaws for inclusion of a "Demolition bylaw."

Sheila Hambleton brought to the Board's attention that a request has been made for a subdivision of a a parcel of land on Colby Way to be taken up at the next meeting

Kathy Marden suggested to the Board that we use Town Counsel to pursue any needs because next years budget already shaping up as being very tight due to increases in non-controllable expenses, and that we are heavily in debt.

The meeting was adjourned at 10:18.

Carl Easton  
Recording Secretary  
July 14<sup>th</sup>, 2007