



TOWN OF NAHANT, MASSACHUSETTS

OFFICE OF THE NAHANT PLANNING BOARD

Minutes of Meeting held May 15th, 2007

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

Absent: Carolyn Cummings-Saxton;

Guests: Joe Giardella, 29 Castle Road.

The meeting was called to order at 8:02 pm.

On a motion by Cal Hastings, seconded by Teri Motley the minutes of the May 1 meeting were accepted by a vote of 5-0 with the Chair abstaining.

The board reviewed the history of 2 Castle Road with abutter Joe Giardella who asked that the Planning Board submit a letter on his behalf for his impending appeal. The Board respectfully declined to intervene, but if the matter is remanded back to the ZBA the Planning Board would reconsider the issues.

Cal Hasting moved that we use the same consultant as in the past for review of the petition of Omnipoint Communications, Inc. ("T-Mobile USA, Inc.") for a special permit to allow the installation of a wireless communication antenna in the steeple of the Nahant Village Church, owner of the property at 27 Cliff Street. Teri Motley seconded the motion which passed by a 5-0 vote with the chairman abstaining.

The Board discussed the Master Plan with Dan Perepelitza expressing concern about the choice of consultant and a resultant inherent bias is in the selection and construction of questions. Both Cal Hastings and Richard Snyder recited their views on the history of the update process as fair and impartial and subject to pre-distribution input from all town committees.

Cal Hasting moved, seconded by Teri Motley to send all surveys to Taintor & Associates for tabulation. The motion carried on a vote of 5-0 with the Chairman abstaining.

The following elections were held.

Richard Snyder was elected Chairman on a 5-0 vote of a motion by Terri Motley seconded by Dan Perepelitza. Richard Snyder abstained.

Cal Hastings was elected Vice Chair on a 5-0 vote of a motion by Terri Motley seconded by Sheila Hambleton with Cal Hastings abstaining.



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Sheila Hambleton was elected Treasurer on a 5-0 vote of a motion by Terri Motley seconded by Dan Perepelitza with Sheila Hambleton abstaining.

Carl Easton was elected Recording Secretary on a 5-0 vote of a motion by Terri Motley seconded by Dan Perepelitza with Carl Easton abstaining.

Terri Motley was elected corresponding secretary on a 5-0 vote of a motion by Sheila Hambleton seconded by Carl Easton with Terri Motley abstaining.

Terri Motley moved to defer the election of a Perambulation Specialist until the board has a thorough discussion of the future of this activity. Carl Easton seconded the motion which passed by a vote of 5-0 with the chairman abstaining.

Terri Motley was elected to be the Planning Board's nominee on the Community Preservation Committee (CPC) by a vote of 5-0 of a motion put forth by Sheila Hambleton and seconded by Cal Hastings with the Chairman abstaining.

Richard Snyder was elected to be the Planning Board's member on the Military Housing Committee on a vote of 5-0 of a motion by Cal Hastings seconded by Terri Motley Richard Snyder abstaining.

Sheila Hambleton was elected the Board's representative to the committee on Town Owned Land on a vote of 5-0 of a motion by Terri Motley seconded by Carl Easton with Sheila Hambleton abstaining.

Dan Perepelitza moved that the Planning Board's representatives to the various Town bodies report back to the board as an agenda item. Carl Easton seconded the motion that carried by a 6-0.

The Board asked that Carl Easton speak with the Town Administrator about use of the website and to convey the Board's opinion that the site was not adequately providing information needed by citizens.

The Board discussed the possibility of formally incorporating Public Safety input to petitions for zoning variances since this is a stated purpose of the bylaw.

The board directed that a letter be written to the ZBA representing the Board's recapitulation of the laws applicable to the petition for a building permit at 64 Spring Road.

The Chairman adjourned the meeting at 10:15 p.m.



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May 16th, 2006.

Carl Easton
Recording Secretary
Nahant Planning Board, file