



TOWN OF NAHANT, MASSACHUSETTS

OFFICE OF THE
NAHANT PLANNING BOARD

Minutes of Meeting held December 11th, 2007

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

Absent: Carolyn Cummings-Saxton, Dan Perpelitza

The meeting was convened at 7:40 PM. On a motion by Cal Hastings, seconded by Teri Motley, the minutes of the November 13th and November 29th meetings were passed by a unanimous vote.

The Board discussed a request to sign an ANR plan for Colby Way in order that the petitioner would not have to seek a certificate from the Town Clerk. The Board, consistent with its earlier decision, declined to sign the plan.

Teri Motley left the meeting at 8:20 pm in order to attend the Community Preservation Committee meeting.

The Board discussed a request for a variance at six Lodge Road. The Board voted unanimously to advise the ZBA that it felt a request for a special permit hearing as called for under section 7.03.d was an appropriate approach for this request as this bylaw deals specifically with alterations to non-conforming structures which six Lodge Road appears to be by virtue of its side yard setback. The motion was made by Cal Hastings and seconded by Sheila Hambleton

Cal Hastings assumed the Chair's position and Richard Snyder moved that the Board begin future meetings at 7:30 pm. Carl Easton seconded the motion and it passed unanimously, and then Richard Snyder became Chair of the meeting again.

The Chairman reviewed a conversation with Bill Crawford, Chairman of the Zoning Board of Appeals, stating that The ZBA would like the Planning Board to clarify Section 7 of the Bylaws. The Board agreed to invite the ZBA to the January 8th meeting at which time the Planning Board will review Section 7.

Sheila Hambleton delivered the Treasurer's report stating that \$230.03 has been expended year to date, with \$2,269.97 remaining as a balance in 2008 account. Sheila also reported that we have approximately \$4,000 unspent under the CPA grant. These figures remain to be verified with the Town Accountant.

The Board voted unanimously to seek level funding of the Board's operations in 2009



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and to submit a budget request of \$2,500. The motion was made by Sheila Hambleton and seconded by Cal Hastings.

As the Planning Board member on the Town Owned Land Study Committee, Sheila Hambleton reported on a request by the owner of 33 Forty Steps Lane to purchase a portion of the road and that the Committee voted to not advance the proposal to the Finance Committee for consideration at town meeting.

The Board discussed the survey answers to open-ended questions as each member has begun to classify and tabulate the comments made in the survey. Cal Hastings assumed the Chair once again and Richard Snyder moved to send all survey results to Taintor and Associates so that they could continue with their actions on the Master Plan. The motioned was seconded by Sheila Hambleton and was passed unanimously.

The meeting was adjourned at 9:00 pm.

Carl Easton

Recording Secretary
December 14th, 2007
cc: file, website