



TOWN OF NAHANT, MASSACHUSETTS

OFFICE OF THE NAHANT PLANNING BOARD

Minutes of Meeting held February 5th, 2008

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

Absent: Carolyn Cummings-Saxton

The meeting was convened at 7:38 PM. On a motion by Hastings and seconded by Teri Motley, the minutes of the January 8th meeting were passed by a unanimous vote. There were no appeals to the ZBA to review.

Teri Motley and Richard Snyder reported on the the progress of the CPA application and that it was presented by the Town Manager at the last CPC meeting.

The board reviewed items pertaining to the Planning Board that were before the Finance Committee at its meeting last night.

Sheila Hambleton reviewed the status of the contract with Taintor Associates and work performed to date. There is \$2,000 left on the contract and we will ask Taintor Associates to put in writing what their next steps will be to produce a report on the survey results.

The Board discussed the "Land Use Partnership Act" that is being promoted at the state level. Upon a motion by Dan Perepelitza, seconded by Cal Hastings, the Board, by a 5-1 vote, moved to table further consideration. The Chair abstained.

The agenda for next meeting will include discussions of:

- The permitting process for the second tenant in the Town's cell tower
- The existing Order of Conditions for 2 Wilson Road, The Tides Restaurant and the issuance of a new building permit for the property.

The Board's preliminary assessment of 2 Wilson Road, is that a modification of the existing Special Permit, is required. The Order of Conditions, requires a hearing and permit modification and a building permit can only be issued pursuant to that process. Furthermore prior alterations to the property were performed without a modification of the existing Special Permit in apparent violation of the Town's bylaws..

The meeting was adjourned at 8:44 pm.



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Respectfully submitted,

Carl Easton, Recording Secretary
February 19th, 2008

cc: file, Town Clerk, website