



TOWN OF NAHANT, MASSACHUSETTS

OFFICE OF THE
NAHANT PLANNING BOARD

Minutes of Meeting held October 2nd, 2007

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

Absent: Carolyn Cummings-Saxton

Guests; Gretchen Henry

The meeting was called to order at 8:05. Dan Perepelitza was recognized and asked that the following be read into the record.

“Several weeks ago this Board agreed our agenda would be posted two days prior to scheduled meetings on the Town government web site. This has yet to happen. An agenda was not sent to members of the Board, let alone the general public, for tonight’s meeting. This must no continue! Open transparent government is not a casual option nor an occasional luxury. it is my belief a fundamental prerequisite of government. this Board should accept nothing less for itself and the citizens of Nahant. According, I move that we adjourn this meeting until Oct. 16 so that the meeting agenda can be posted on the Town web site for all to read.”

Dan Perepelitza moved for adjournment but there was no second. The meeting was turned over to Cal Hastings.

Richard Snyder moved that “The Board will as the last item of each meeting, set the agenda for the next meeting as the last order of business which shall be posted on the town website as soon as practicable thereafter and which shall serve as the agenda for the next meeting except for such additional matters as may arise, notice of which shall be attempted to be given to all Board members and to the Finance Committee liaison.” Sheila Hambleton seconded, and the motion passed unanimously.

The meeting was passed back to Chairman Snyder.

The minutes of the September 18th meeting were accepted as moved by Cal Hastings, seconded by Sheila Hambleton.

Cal Hastings reported that our appeal of the Building Inspector’s denial of a request for enforcement was accepted by the Town Clerk and duly filed. The hearing date has yet to be set.

Richard Snyder and Dan Perepelitza. reviewed the comments made at the public hearing of the Military Housing Committee.



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Richard Snyder reflected about the factors that might determine the outcome of a possible initiative to increase the Floor Area Ratio requirement of the zoning bylaw and how they would probably be the same factors that emerged on the last by-law amendment to increase the minimum lot size.

The Board discussed whether or not we should continue with a process of proposing a demolition bylaw. Teri Motley moved and Sheila Hambleton seconded a motion to do so that was initially passed on a vote of 3-2 with Dan Perepelitza and Cal Hastings voting against and the Chairman abstaining. Carl Easton asked to reconsider and upon reconsideration a vote to continue the process was defeated by a margin of 2-4 with Teri Motley and Sheila Hambleton voting in the affirmative.

By unanimous consent it was agreed that we include as a standard agenda item any petitions to the ZBA that were filed and require a timely response.

The Agenda for next meeting was set as:

Approval of Minutes

Any timely ZBA Petitions

Signing of the ANR on Colby Way that had arisen from previous meeting

Discussion of an application by the Planning Board for the maximum CPA grant for the purpose of the Town being able to accelerate its survey, identification, documenting, and marking of rights of way that are for the use of the inhabitants of the town and that the Open Space Committee be invited to be a co-applicant.

New Business

Master Plan Survey (One Hour)

The meeting was adjourned at 9:59 pm.

Carl Easton

Recording Secretary

October 18th, 2007

cc: file, website