

In the Matter of:

Town of Nahant Annual Town Meeting

Annual Town Meeting

May 15, 2021

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COMMONWEALTH OF MASSACHUSETTS

RE: Town of Nahant *
Annual Town Meeting * Date: May 15, 2021
*

Mary Indomenico, ACT, CET
Official Court Transcriber

1 MODERATOR: Testing, 1, 2, 3.

2 Tony Barletta -- Tony? There being quorum
3 present, we call the town meeting of 2021 to order.

4 The first item of business -- thank you, and
5 thank you all for coming. We're so glad to see everybody
6 here.

7 First item of business will be our town
8 administrator, Tony Barletta, will just do some notes on
9 the mechanics of survival.

10 MR. BARLETTA: All right. Good afternoon,
11 everyone. Thank you. Welcome to 2021 Annual Town
12 Meeting. A couple of mechanics like you mentioned. I
13 just wanted to talk about is that I'm asking everyone --
14 regardless of your vaccination status -- to keep your mask
15 on while you're seated. The CDC is pretty much made my
16 job impossible at this point. So, I don't know if you're
17 vaccinated or not. But we are in a relatively safe area,
18 being outside, open air, three feet apart. When you come
19 to the microphone, you can take your mask off. And this
20 whole open space here on the right and on the left, if
21 you're feeling claustrophobic, if you want to get a fresh
22 breath of air, you can -- you can still hear and listen
23 from outside of the tent.

24 So, the other thing is, this main aisle here in

1 the middle is one lane. So, if you plan to speak, ask a
2 question, just please work your way to the outside of the
3 tent, around the sides, and then come up through the
4 middle.

5 If you're leaving at any point, you have to check
6 out with a pole worker; you have to return your clicker.
7 So, there is a designated check-out lane on the far left
8 of the registration tent that you walked in on. If after
9 any certain Article, there's a mass existing of people,
10 please be patient. We have to get those clickers back;
11 it's very important. And it's also very important that we
12 actually check you out.

13 I also wanted to -- okay. So, I also want to
14 just take a quick opportunity. I want to thank the
15 finance committee, want to thank the board of selectmen,
16 the moderator, our town clerk, the pole workers, our
17 police, fire, DPW, our CPC, coast guard committee,
18 planning -- planning board, school committee. There's a
19 ton of people have been working very hard at night
20 volunteering their time to present these items in front of
21 you so that you can be informed and vote on the future of
22 this town. So, I want to thank all of them.

23 (Applause.)

24 MR. BARLETTA: And I also want to take this

1 opportunity of this nice, large crowd to recognize four
2 very special individuals. These individuals are Deb
3 Waters, town -- former town accountant, Chief Robert Dwyer
4 of the police department, Chief Dean Palumbo of the fire
5 department, and Linda Peterson, our counsel on aging
6 director.

7 (Applause.)

8 MR. BARLETTA: These four individuals are
9 retiring or have retired already this year. And they've
10 each put in multiple, multiple years of unconditional
11 dedication to this town. You know, between them all, it's
12 like eighty years of experience. So, they've -- they have
13 committed to this town, they've committed to you, and I
14 just wanted to you know, take this opportunity to thank
15 them for all their service.

16 So, with that, that's all I have. Thank you very
17 much.

18 (Applause.)

19 MODERATOR: Thank you Mr. Administrator.

20 I think I can take my mask off now.

21 We have a very important part of the proceeding,
22 and that is we are delighted to welcome four Girl Scouts
23 from Troop 6280, Julianne Sheehan, Mauve Nugent, Ione-
24 Bayan, Vi Miller, and Violet Powell (phonetic) who will

1 come up and lead us in the Pledge of Allegiance to the
2 flag.

3 I think we should stand for this. All right.
4 Ladies, begin.

5 (Pledge of Allegiance.)

6 MODERATOR: Great job. Thank you very much.

7 And the next item of business, our illustrious
8 clerk, Diane Dunfee will read the return of service.

9 MS. DUNFEE: Just reading the constable's return
10 of service for the Town of Nahant, in Essex County, dated
11 April 14th, 2021.

12 "On the date written above, I have served this
13 warrant by posting a tested printed copies thereof at the
14 town hall, and such other places the selectmen deem
15 appropriate, but not less than three in each precinct,
16 including the Nahant Police station, the Nahant Fire
17 station, and the Nahant Public Library."

18 And that's signed by our town constable, Robert
19 Scanlon. Thank you.

20 MODERATOR: The next item of business is the
21 presentation of the moderator's citizen of the year award.
22 This year the citizen of the year award is going to Ann
23 Callahan.

24 Ann has committed herself to the community

1 throughout all the covid--19 pandemic without hesitation
2 or complaint. She served a vital role in making our
3 counsel on aging a leader of the Commonwealth, regarding
4 continued service for our seniors. She takes the
5 challenges head on, and succeeds with a smile and all her
6 love, and she spreads that around pretty effectively.
7 Ann, are you here? I'm sorry, that she's not here, but
8 we'll get this to her quickly, but we all appreciate her;
9 she really contributes greatly to the town. Thank you.

10 (Applause.)

11 MODERATOR: Okay. A member of the selectmen will
12 now present the Charles Kelly Scholarship Award.

13 MR. ANTRIM: So, the Charles Keller - Charles
14 Kelly Scholarship Award, \$1,000 scholarship for a student
15 entering college this coming year. The way that this is
16 decided is students submit anonymous essays about
17 community service. And the selectmen review those essays
18 and select a winner.

19 In this particular case, I abstained because I
20 knew where one of the essays came from. So, Mark and Gene
21 have made the selection. And the winner of the Charles
22 Kelly Scholarship is Rachel McCarthy.

23 (Applause.)

24 MR. ANTRIM: So, I have to say a few words,

1 Rachel, before you get your certificate.

2 Well, first of all, Rachel's a great kid, that I
3 know. Rachel is a graduate of Swampscot High School,
4 class of 2021. Rachel's first community involvement was
5 with her church volunteering and eventually becoming one
6 of the junior deacons. She became actively involved in
7 the local soup kitchen helping prepare and serve food to
8 those in need, and ran an annual shelter drive at
9 Northeast Animal Shelter. Her involvement with the North
10 Shore Rovers, a Special Olympics soccer team, has been her
11 most cherished by becoming, not only a volunteer, but a
12 mentor to new volunteers and players. She has been part
13 of our community by joining Keeping Hot Wild and helping
14 with local elections, including mine.

15 We congratulate Rachel as a recipient of this
16 year's Charles Kelly Scholarship, and wish her luck next
17 year at Stonehill College.

18 (Applause.)

19 MODERATOR: Thanks, Jeff (sic). And now, the
20 commander of the American Legion Post 215 of Nahant, Bob
21 Fields will present the American Legion Scholarship.

22 MR. FIELDS: Hello. Never met a microphone I
23 didn't like; this is a good one.

24 My name is Bob Fields; I'm the commander of

1 Nahant American Legion Post 215. Today I represent more
2 than the sixty members of your American Legion Post, and
3 the more than two hundred veterans that reside in our
4 community, that whether they know it or not, are members
5 of the Nahant Veterans Association.

6 So, if you're not aware of that, and you're a
7 veteran here, I would encourage you to see me or another
8 veteran as well, so you can find out what we do and how
9 you can participate. It would be great.

10 It's an honor to stand here before you today with
11 the privilege of announcing the winner of our 2021
12 American Legion Scholarship winner. We select our
13 scholarship winner through the submission of a short essay
14 in response to a question that is posted.

15 This year, as you may know, Nahant lead by the
16 American Legion is hosting the Vietnam Veterans Memorial
17 Wall That Heals. This traveling wall is a replica of the
18 Vietnam Veterans Memorial Wall in Washington, DC. And it
19 allows local communities and people who may not be able to
20 travel to Washington to experience the power and healing
21 provided by this important memorial. No matter what your
22 stance was regarding the war, it was a time that impacted
23 all Americans and touched all too many families.

24 From the 58,000 names that are listed on the wall

1 as killed in Vietnam to the hundreds of thousands
2 negatively impacted even today. We work to remember their
3 sacrifice, and support those left behind, as this work is
4 crucial. We in Nahant, are privileged to be able to host
5 this wall. It has been awe inspiring to see the whole
6 community come together as we prepare for these days
7 ahead.

8 So, with the wall visiting, we asked those
9 submitting an essay to respond to the following: The wall
10 that heals is coming to Nahant. What is it and what does
11 it mean to you?

12 As is often the case, we had some great entries.
13 It is also great to read the answers submitted and to get
14 a flavor for what will ultimately become our future
15 leaders in this country.

16 This year's winning entry explained the wall and
17 its purpose and I quote: "The wall allows people to pay
18 their respects and honor the fallen heroes right in the
19 neighborhoods they grew up and lived in. In a way, this
20 is therapy for the people and offers some comfort." End
21 quote.

22 This fully encapsulates why the wall is important,
23 and why our hosting of it is so important. As we all
24 know, Nahant was impacted by the war as was our winner's

1 family. Further, our winner looks forward to volunteering
2 at the wall this summer, so we honor those lost, including
3 her grandmother's cousin.

4 So, without further ado, I'm proud to announce
5 the 2021 American Legion Scholarship winner who is on her
6 way to Stonehill College next fall, Rachel McCarthy.

7 (Applause.)

8 MODERATOR: Thank you, Bob, appreciate it.

9 At this point, we're going to have Jessica
10 Mancini, who's one of the workers here with the tent set
11 up and the voting system, to conduct a quick test of the
12 voting system to make sure it works okay.

13 Jessica?

14 MS. MANCINI: Good afternoon, everyone.
15 Hopefully everybody can hear me. I'm going to ask you to
16 direct your attention to the screen if you would please.
17 And we're going to do a quick test after I explain the
18 voting cards to you.

19 So, what you see on the screen is pretty much a
20 voting card. What we have here are the answer option
21 buttons. You're primarily going to use one and two for
22 our purposes. Here's the window that you can see your
23 entry. And here's the indicator light to know that you
24 have submitted your response. It will turn green. This is

1 what a slide is going to look like. So, when you see the
2 slides come up, these are going to be the voting slides.
3 The number of devices that have voted are going to be in
4 the upper right-hand corner. The Article is going to be
5 in the sort of top middle for you. Your answer options
6 are going to be on the left-hand side. And we're going to
7 have a countdown timer to indicate the last ten seconds of
8 voting, and that's going to be in the lower right corner
9 of the slide.

10 Voting is open as soon as you see the slide
11 displayed with a "yes/no" on it. We will be giving you a
12 ten second visual clue for the last ten seconds of voting.
13 Once the timer counts down, you can no longer vote for
14 that item.

15 So, we're going to go ahead and test this out.
16 Here's our first slide. The question is, "It's a great
17 day for a town meeting?" Press 1 for absolutely, or two
18 for yes. Please vote now. Yes, it's a little bit of a
19 leading question for you.

20 I'm going to go ahead and start your last ten
21 seconds. And it looks like 332 of us went with
22 absolutely, and two of us went with yes.

23 So, I'm going to ask one more question just to
24 make sure we get our practices in.

1 And the question is, "Today is Saturday." One
2 for yes, two for no. Please vote now. Okay, I'm going to
3 go ahead and start your last ten second cue. And it looks
4 like 382 of us agree that it is Saturday and 40
5 dissenters.

6 So, Mr. Moderator, I'm going to go ahead and turn
7 this back over to you as I don't see any questions.

8 MODERATOR: Thank you very much. I notice we had
9 like 420 responses. Thank you so much. A special thank
10 you to our town administrator, Tony Barletta and his team
11 for setting this up so we can all do this. This is
12 amazing that we're able to handle this crowd. Tony, he's
13 done a fantastic job.

14 (Applause.)

15 MODERATOR: As with everything else. Thank you.

16 Now, among the 420 people, there are some people
17 who are not registered voters in Nahant. And I know who
18 you are. So, one of you is Tony Perentozi (phonetic) our
19 superintendent. I think Kevin Andrews is here. Kevin,
20 are you here? I'm not sure. Tony Barletta is here; I
21 know that. And Mark Riche (phonetic), our town counsel
22 who is working with us today. And Jim Masterman
23 (phonetic), another counsel that deals with eminent
24 domain. And David Laurey (phonetic). And I see Chief

1 Dwyer over there as well. So -- I did anyway. Yeah, he's
2 still there.

3 Are there any other non registered voters?

4 Allison, okay. Any others? Zach's done a great job as
5 well DPW. Any others? Okay.

6 Well, I think we should start the engine running.

7 So, let's go to Judy Zahora and ask that she
8 proceed with the annual resolution.

9 MS. ZAHORA: Thank you. I move that the town
10 adopt the following resolution:

11 "Resolve that the town adopt the following rule
12 governing motions and amendments made during the 2021
13 annual town meeting.

14 Whereas, without an override, the amount to be
15 raised by taxation as recommended by the advisory and
16 finance committee is expected to be \$11,121,209 for fiscal
17 year 2022.

18 And whereas Proposition 2 ½ makes it unlawful for
19 the town to levy taxes in excess of \$11,121,209 for the
20 fiscal year 2022, without a vote to override the limit.

21 Therefore, in order to ensure compliance with the
22 levy limit imposed by Proposition 2 ½, the participants of
23 the 2022 annual town meeting shall require that anyone
24 introducing a motion at this meeting, which would result

1 in increasing appropriation above the amount permissible
2 under the levy limit imposed by Proposition 2 ½, be
3 obliged to specify the alternative means of funding by
4 giving names of other articles or accounts, excluding the
5 reserve fund, and the amount by which the appropriated or
6 recommended amount for such account or articles must be
7 reduced in order to fund the requested increase.”

8 UNIDENTIFIED: Second by Mr. Vanderslice.

9 MODERATOR: Seconded by Mr. Vanderslice. Can we
10 have a vote on the motion? All those in favor signify.
11 We're back to the -- this is on the motion. All those in
12 favor, signify by saying “aye”.

13 MAJORITY: Aye.

14 MODERATOR: All those opposed say “no”.

15 SEVERAL: No.

16 MODERATOR: The ayes have it. Thank you. All
17 right.

18 Article 1, Mr. Fulghum?

19 MR. FULGHUM: Article 1, FY 2021 Transfers. I
20 move that the following sums are hereby appropriated for
21 the fiscal year 2021 expenses as follows:

22 “\$1,074.50 for community preservation
23 administrative expenses to be funded by available funds in
24 the treasury, the undesignated fund balance in the

1 community preservation fund.”

2 MODERATOR: Seconded by Barbara Beatty.

3 Discussion on the Article? Seeing and hearing none, let's
4 vote.

5 The vote is 357 to 33; the motion carries.

6 Article 2, Mr. Fulghum?

7 MR. FULGHUM: Article 2, FY 2021 Snow and Ice.

8 I move that the sum of \$153,487 is hereby
9 appropriated for the fiscal year 2021 snow and ice
10 account.

11 To meet this appropriation, transfer from the
12 following fiscal year 2021 accounts: \$70,000 from health
13 insurance, \$41,487 from the reserve fund, and \$42,000 from
14 the water and sewer retained earnings.

15 MODERATOR: Seconded by Mr. Lewis. Further
16 discussion on the motion? Seeing and hearing none, let's
17 vote.

18 All those in favor, 380; opposed, 38. Motion
19 carries.

20 Article 3, Mr. Sheehan?

21 MR. SHEEHAN: Hi everybody. Article 3, Prior
22 Year Bills.

23 I move that the sum of \$4,103.72 is hereby
24 appropriated for previous fiscal year's bills in the fire

1 expense budget and the selectmen's expense budget. To
2 meet this year appropriation, transfer from the following
3 fiscal year at 2021 accounts: \$600 from the fire expense
4 budget, and \$3,503.72 from the reserve fund.

5 MODERATOR: Seconded by Mr. Brown. Further
6 discussion on the motion? This is a motion to pay prior
7 year's expenses, so it takes four-fifths majority. And
8 seeing and hearing no further discussion, let's vote.

9 Excellent. 415 to 18. It passes far above the
10 four-fifths majority.

11 Article 4, Mr. Vanderslice. While Mr.
12 Vanderslice is getting up, Josh Antrim pointed out that I
13 should remind you that no matter what you push on your
14 voting machine, it's the last one you push that will be
15 counted. So, not getting to vote myself --

16 MR. VANDERSLICE: I move that Article XIII,
17 Section 5, Subsection B of the bylaws is amended for the
18 fiscal year beginning July 1, 2021 by replacing the
19 existing section with the section under Part 1 as shown in
20 the report and recommendations of the Advisory and Finance
21 Committee as amended and presented by the Advisory and
22 Finance Committee at town meeting.

23 I think the last phrase there "at town meeting",
24 there's going to be -- there's one change from what is

1 published in the book. We need to add the position of a
2 children's librarian as a part-time position from \$20 to
3 \$30 an hour, Tony? And I was told it would appear on the
4 jumbotron behind me.

5 MODERATOR: So, by the way, that was seconded by
6 Mr. Fulghum. Tony?

7 MR. BARLETTA: That's vertigo inducing when
8 you're very close to it.

9 So, we are adding the position of children's
10 librarian, which is the third line from the top. Is that
11 clear to everyone?

12 MODERATOR: Further discussion on the motion?
13 Yes. Please state your name and address.

14 MS. STEVENS: Chris Stevens (phonetic), 78C
15 Lennox Road, I am the chairman of the Board of Trustees
16 for the Nahant Public Library. I would like to amend that
17 motion to -- I move to amend the classification salary
18 plan for fiscal year 2022 by returning the children's
19 librarian classification to a salary portion of the plan.
20 The children's librarian position has appeared in the plan
21 for over thirty years, but for the last decade has remain
22 unfilled, because it was unfunded. The classification
23 went missing this missing through an oversight. But when
24 it was reinstated as you can see, they put it in as a

1 part-time hourly position. We request that the position
2 be returned to where it was last year where it was voted
3 in last year, with the very same salary range as it was
4 last year, which is the same as the reference and adult
5 librarian, \$16,500 to \$56,530.

6 MODERATOR: Is there a second to the motion?

7 UNIDENTIFIED: Second.

8 MODERATOR: Motion's been made and seconded.

9 We're now discussing the amendment to the motion that was
10 presented by Mr. Vanderslice.

11 Yes, Mr. Barletta will speak on it.

12 MR. BARLETTA: Hello. I'm rising in opposition
13 to the motion. However, I do not oppose, you know, the
14 librarian function of a children's librarian. I don't
15 oppose the library. I stand here opposing the full time
16 classification of a children's librarian.

17 The presented plan read by the finance committee,
18 includes a children's librarian as a part time hourly
19 position. The current omnibus budget supports that
20 position by increasing the library budget by 6.2%. This
21 would equate to a \$30 an hour position at 19 hours per
22 week. To make this a full-time position could add benefit
23 costs and about \$25,000, totaling a cost to the town at
24 about \$70,000.

1 I don't feel we have a need currently, given the
2 other needs in town for three full-time positions in our
3 library. However, as I mentioned, I do think that there's
4 a children's librarian, simply in a part-time position.

5 The proposed plan does not change the total
6 number of full-time positions in the library for the past
7 thirty years, because last year town meeting added a new
8 full-time position as the children's librarian -- I'm
9 sorry, as the adult reference librarian.

10 So, there are still -- there are two full-time
11 positions in the library now, as there were two full-time
12 positions in the classification plan for the last thirty
13 years.

14 We also -- you know, I also look at when we're
15 developing our budget and our classification plan, we do
16 have to look at things on a grand scheme. We have -- we
17 denied additional personnel in the police department for
18 the last two years. We've gone through an experiment of a
19 working chief in our fire department for the last two
20 years. We have -- for the last two years our fire
21 department has had only two people in it at a time -- two
22 full-time people in it at a time. And even our police
23 department has two full-time people working for fifty-six
24 hours a week.

1 So, my thought on this issue is that you know, we
2 do have a need for a children's librarian. We have a
3 budget that supports that, but in a non benefitted,
4 nineteen-hour a week position. It keeps us in line with
5 the overall operational focus of our budget. Thank you.

6 MODERATOR: Further discussion? Yes?

7 MS. SPIRN: Yes, Ann Spirn, 36 Maolis Road. Ann
8 Spirn, 36 Maolis Road, Nahant Library Trustee.

9 I want to say with two full-time employees, the
10 library is in a fragile position. We have to have two
11 librarian in the library in order -- for safety reasons --
12 in order to keep the library open. If someone gets sick
13 or someone resigns or something else happens, the library
14 can't stay open. It's -- it's -- we've been good citizens
15 over the years. This has been in the works for many years
16 since I've been a trustee and the full-time librarian's
17 position. I won't go into the budget right now. We're
18 prepared to discuss where that extra money would come from
19 later. But right now, I want to go on record to tell you,
20 please those of you who support the library who would like
21 to have the library open on weekends for longer hours, who
22 would like the library to be in a solid position -- the
23 children's librarian does other -- will do other jobs
24 besides being a children librarian. They will help staff

1 the library and put it on a strong foundation. Thank you.

2 MODERATOR: Further discussion? Yes?

3 MS. HAWKS: -- Road --

4 MODERATOR: I'm sorry, I didn't hear that.

5 MS. HAWKS: Can you hear me now? Thank you.

6 Sharon Hawks, 332 Nahant Road. I'm also the librarian
7 director.

8 Just some statistics for your information. There
9 are 370 public libraries in Massachusetts. 347 of them
10 have at least one full-time children's librarian. That's
11 ninety-four percent of the libraries in the Commonwealth.
12 Of those that don't they are either teeny, tiny libraries
13 that perhaps only have a few hours a week, fifteen. For
14 example, by state law, we are required to be open fifteen
15 hours a week. During Covid, we've been open thirty-two
16 hours a week. And pre-Covid, we've been open thirty-six
17 hours a week, and we hope to return to that.

18 1.7% is the total town appropriation for the
19 library. We are 1.7% of the total town appropriation. If
20 the trustees' budget passes, which primarily talks about a
21 full-time children's librarian, the trustee's budget would
22 make it 1.8%. So, it goes up a tenth of a percent.

23 A qualified children's librarian has a master's
24 degree or equivalent. It would be very difficult to hire

1 somebody part time with that kind of qualification.

2 Now that person doesn't just read books and do
3 storytime. She has to help us acquire thousands of
4 dollars worth of materials, as our budget and state law
5 demand. She has to work the online catalogue and online
6 data base resources. She has to understand and obey state
7 laws. She will also coordinate with Johnson Elementary
8 School. We've been doing that right along, and we're in
9 talks to have a more formal agreement. If that happens,
10 it will take over 20% of her time as it is.

11 Thank you for paying attention to that.

12 MODERATOR: Thank you. Further discussion?

13 MR. MUNNELLY: Yes, Daniel Munnelly, 5 Lodge
14 Road.

15 The other trustees and Sharon have talked about
16 what the position is. But remembering that just last year
17 we have this full-time staff position which was called
18 "library assistant", which was a staff position full time.
19 There were three positions last year, plus a page
20 position. Previously, there had been children librarian
21 positions in the classification and an additional page
22 position. Which, through the years, we've taken
23 reductions for the good of the town and the budgets at the
24 time.

1 If this motion by the Fin Com and administrator
2 passes, it's going to take a full-time staff position
3 which would be staff hours, and reduce it to half time.
4 And so we need, in any event, a full-time person in this
5 job. And our budget as we'll explain later, for this
6 classification, will only increase our budget, and only
7 increase the town budget by \$14,000 some odd dollars,
8 which you'll hear later.

9 In addition, the administrator said that this
10 will incur more costs to the town based on health
11 insurance and other things, which, if the classification
12 is a part time job above nineteen hours, then the person
13 would be entitled to health insurance. These things are
14 crucial. We should be providing this to our part time or
15 full time people, and we'll talk about how we'll find the
16 money in the budget at the later time.

17 But please pass this job classification amendment
18 as a full-time children's librarian. Thank you.

19 MODERATOR: Thank you. Further discussion? Yes,
20 sir?

21 MR. PATEK: Mark Patek, 172 Willow Road --

22 UNIDENTIFIED: Take off your mask.

23 MR. PATEK: Mark Patek, 172 Willow Road. And I'm
24 chairman of the Nahant Sailing Program committee, and

1 there appears to be an error in the book where the salary
2 ranges for the sailing supervisor and sailing instructor.
3 It's below what we put in our budget. The sailing
4 supervisor - this is a summer job with a total of setting
5 up and taking down, it's about ten weeks. The supervisor
6 supervises up to twenty instructors --

7 MODERATOR: Mark?

8 MR. PATEK: Yes?

9 MODERATOR: Sorry to bother, but we're really --
10 we're not doing the general thing yet. We're on the
11 amendment.

12 MR. PATEK: All right, okay.

13 MODERATOR: Specific amendment. But stay right
14 there and you can talk when we get the amendment taken
15 care of.

16 Any further discussion on the amendment? The
17 amendment being the children's librarian full-time
18 position, rather than a part-time position? Any further
19 discussion?

20 All right. Seeing and hearing none -- this is on
21 the amendment. Let's vote. Those in favor of the
22 amendment, 310; those opposed, 185. The amendment
23 carries.

24 So, now we're talking about the motion as

1 amended. And Mark, your time is now.

2 MR. PATEK: Okay, good. I think it's just an
3 error - oversight that's in the table that's in the book.
4 The sailing supervisor range should be \$13.50 to \$18; the
5 sailing instructor range, \$13.50 to \$17. And it's within
6 the budget that we submitted, so it matches the record.

7 MODERATOR: So --

8 MR. PATEK: This should be on page 9.

9 MODERATOR: Bob -- so is that -- do we need a
10 motion to amend or is that a friendly amendment? Where
11 are we? Okay. I'm told that the -- Mark's proposed
12 changes in the numbers is a friendly amendment and
13 accepted by the mover.

14 So, now we come to the motion as amended. Any
15 further discussion? Seeing and hearing none, let's vote.
16 This is on the motion as amended with the changes that
17 Mark had read to the sailing program and the making of the
18 children's librarian full-time position.

19 Those in favor, 383; those opposed, 103. The
20 motion carries as amended.

21 Article 5. Mr. Vanderslice?

22 MR. VANDERSLICE: I move that the salaries of the
23 following elected officials are fixed for the fiscal year
24 beginning July 1, 2021: Selectman at the annual salary of

1 \$1; constable at the annual salary of \$50; assessors at
2 the annual salary of \$1; town clerk at the annual salary
3 of \$61,851.

4 MODERATOR: Seconded by Ms. Tarmy. Further
5 discussion on the motion? Seeing and hearing none, let's
6 vote.

7 Those in favor, 451; those opposed 26. The
8 motion carries. Thank you.

9 Motion -- Article number 6. Mr. Fulghum?

10 MR. FULGHUM: Article 6. The Omnibus. So, I'm
11 going to read a series of line items. I'm going to
12 describe them and then I'm going to list a number. All
13 the numbers that I site are going to be in dollars. So,
14 I'm just going to recite the number, so that's U.S.
15 dollars, not Chinese yen, bit coin or anything else. So,
16 when you hear those numbers, that's what they are.

17 Moderator, general expenses, 60; Selectmen,
18 salary and ages, 3; general expenses, 142,400 --

19 MODERATOR: John, I'm sorry to --

20 MR. FULGHUM: Yeah?

21 MODERATOR: So, the other thing that we have to
22 keep cognizant of, if after he reads a particular item and
23 you have a question or you need to discuss it or there's
24 some problem or something, then shout out "pass." And

1 everybody in the place should shout out in a way that it
2 hearable by me so I can know that we're going to have a
3 pass and our clerk as well. If you have to shout it out
4 enough to knock the toupee off the person in front of you,
5 that's okay, but we want to know. But if there's going to
6 be a pass, we have to know it up here. Maybe stand up and
7 also shout, I guess.

8 Okay, thank you, John, I'm sorry.

9 MR. FULGHUM: I'm going to rewind a bit, because
10 I actually didn't recite some of the text of the motion
11 that I needed, so I'm going to start over.

12 I move that the town transfer the sum of \$555,101
13 from free cash; \$60,000 from over -- over lay surplus and
14 raise and appropriate the following sums of money for the
15 fiscal year beginning July 1, 2021 --

16 MODERATOR: John, I'm sorry again. Is it 55 --
17 555,111?

18 MR. FULGHUM: That's what I have.

19 MODERATOR: Yeah, I think you said 101.

20 MR. FULGHUM: I'm sorry.

21 MODERATOR: That's okay.

22 MR. FULGHUM: I'm not starting well.

23 MODERATOR: You're doing fine.

24 MR. FULGHUM: Okay. Here it goes.

1 Moderator: general expenses 60; selectmen,
2 salaries and wages, 3: selectman, general expenses,
3 142,400; public health, salaries and wages, 97,500; public
4 health, general expenses, 20,000; town administrator,
5 salaries and wages, 231,767; ADA coordinator, 500; general
6 expenses, 30,650; capital outlay, 2,900 of which 2,900 is
7 funded from free cash.

8 Finance Committee: general expenses, 9,960; town
9 accountant, salaries and wages, 172,659; town accountant,
10 general expenses, 9,217; assessors, salaries and wages,
11 99,751; assessors, general expenses, 64,000; treasurer and
12 collector, salaries and wages, 129,285; treasurer and
13 collector, general expenses, 63,400; treasurer and
14 collector, capital outlay, 1,400 of which 1,400 is funded
15 from free cash.

16 Town Council: annual fee, 55,000; town hall,
17 salaries and wages, 31,580; town hall, general expenses,
18 47,500; town hall, capital outlay, 10,000 of which 10,000
19 is funded from free cash.

20 Data Processing: salaries, wages, and general
21 expenses, 199,836; town clerk, salaries and wages, 70,778;
22 town clerk, general expenses, 15,800; town clerk, capital
23 outlay, 1,400 of which 1,400 is funded from free cash.

24 Election Registration: salaries, wages, and

1 general expenses, 15,559; conversation commission, general
2 expenses, 1,260; planning board, general expenses, 2,650;
3 zoning board of appeals, general expenses, 2,900; police
4 department, salaries and wages, 1,369,268; police
5 department, general expenses, 151,564; --

6 UNIDENTIFIED: Pass.

7 MR. FULGHUM: -- police department, capital
8 outlay, 65,875 of which 65,875 is funded from free cash.

9 Fire Department: salaries and wages, 1,023,785;
10 fire department, general expenses, 177,300; fire
11 department, capital outlay, 25,000 of which 25,000 is
12 funded from free cash.

13 Inspection services department: salaries, wages,
14 and general expenses, 18,165.

15 Building inspection: salaries and wages, 18,446.

16 Building inspection: General expenses, 7,000.

17 Plumbing and gas inspection: salaries and wages,
18 7,064.

19 Plumbing and gas inspection: general expenses,
20 950.

21 Wiring inspection: salaries and wages, 7,064.

22 Wiring inspection: general expenses, 950.

23 Emergency management: salaries and wages, 9,372.

24 Emergency management: general expenses, 6,376.

1 Animal control: salaries and wages, 10,183.

2 Animal control: general expenses, 3,990.

3 Parking clerk: salaries and wages, 6,750.

4 Parking clerk: general expenses 14,240.

5 Harbor master: salaries and wages, 3,391.

6 Harbor master: general expenses, 7,280.

7 I'm just looking three more pages, four more.

8 Oh, my goodness.

9 wharfinger: salaries and wages, 1,982; general
10 expenses, 1,752, capital outlay, 8,000 of which 8,000 is
11 funded from free cash.

12 School department: salaries, wages, and general
13 expenses, 3,838,794; transportation, 218,948; debt
14 service, 353,600; Essex North Shore Agricultural and
15 Technical School assessment, 188,428.

16 Public works department includes public works,
17 administration, highways and streets, beaches and parks,
18 cemetery, and overhead: salaries and wages, 223,852;
19 general expenses, 225,183; capital --

20 UNIDENTIFIED: Pass.

21 MR. FULGHUM: -- capital, 37,500; debt service,
22 80,619 of which 37,500 is funded from free cash.

23 Public works snow and ice, 30,000.

24 Counsel on aging: salaries and wages, 42,652;

1 general expenses, 15,950.
2 Veterans Agent: salaries and wages, 8,405;
3 general expenses, 38,575.
4 Library: salaries and wages, 171,689.
5 UNIDENTIFIED: Pass.
6 MR. FULGHUM: General expenses, 70,734.
7 Recreation general: salaries, wages, and general
8 expenses, 3,152.
9 Recreation sailing: salaries, wages, general
10 expenses, 5,650.
11 Recreation tennis: salaries, wages, general
12 expenses, 2,880.
13 Memorial Day committee: general expenses, 7,500.
14 Fourth of July committee: general expenses,
15 2,300.
16 Beautification committee: general expenses,
17 2,150.
18 Military houses: general expenses, 86,320.
19 General debt service: principle and interest,
20 381,641 of which 225,036 is funded from free cash, and
21 60,000 is funded from overlay surplus; unemployment
22 compensation, life insurance, health insurance, Medicare
23 tax, Essex Regional Retirement Board, pension and annuity
24 expenses, 2,056,760.

1 Insurance committee: general expenses, 303,528;
2 retirement account, 50,000; reserve fund, 250,000 of which
3 178,000 is funded from free cash.

4 Moderator: general expenses, \$60. That's a
5 bargain.

6 Selectmen: salaries and wages, \$3.

7 MODERATOR: I think you're reading it again. I
8 think you did a great job on the one, and when you said
9 there's so many pages, I said, well John, that's why you
10 get the big bucks. But then I remembered you don't get
11 any bucks at all. So, I appreciate it. But I think
12 you're starting to read it again. So, I think we already
13 covered those.

14 MR. FULGHUM: All right. Selectmen: salaries and
15 wages, \$3 --

16 MODERATOR: Yeah, I think -- we're all set. We
17 just finished it with the reserve fund.

18 MR. FULGHUM: You threw me off.

19 (Applause.)

20 MR. FULGHUM: Selectmen: general expenses --

21 MODERATOR: No, you're all set, John.

22 MR. FULGHUM: All set with what?

23 MODERATOR: You're all done. When you got done
24 with the reserve fund --

1 MR. FULGHUM: You mean it's just more -- it's
2 just cycling back? Oh my gosh.

3 MODERATOR: Yep, that's okay.

4 MR. FULGHUM: My goodness.

5 MODERATOR: That's all right.

6 (Applause.)

7 MODERATOR: That was seconded by Judy Zahora.
8 All right. Further discussion? We had several passes.
9 Let me see where we are.

10 MR. BARANEK-OLMSTEAD: I know which one I passed
11 on, which was the police department, general expenses.

12 MODERATOR: That's the first one I had.

13 MR. BARANEK-OLMSTEAD: So, this is focused
14 towards --

15 MODERATOR: State your name and your address.

16 MR. BARANEK-OLMSTEAD: Sorry. Brendan Baranek-
17 Olmstead, 2 Summer Street.

18 This is specific to the communications systems.
19 Does the current budget assume that Article XVIII will not
20 pass? That's my first question.

21 MR. BARLETTA: The omnibus budget does not
22 include the cost for the communication; that's a later
23 Article, right? So, it does not factor in Article XVIII.

24 MR. BARANEK-OLMSTEAD: Okay. If Articles XVIII

1 passes, are there any deactivation or disposal costs for
2 the old radio systems have been included in the current
3 omnibus budget?

4 MR. BARLETTA: The answer to that would be no.
5 The question is -- the question is, are there costs in the
6 current omnibus budget, in the police capital budget
7 associated with getting rid of the old system, should
8 Article XVIII pass, and my answer to that was no. The
9 Article XVIII consumes all costs associated with that
10 project.

11 MR. BARANEK-OLMSTEAD: Okay, so XVIII also
12 includes whatever deactivation or disposal costs?

13 MR. BARLETTA: Correct.

14 MR. BARANEK-OLMSTEAD: Okay. So, that's my
15 question for the police general expense. And then for the
16 -- I think the next one I passed on was the --

17 MODERATOR: Hold it. Well, stop right there.
18 So, if there's any other discussion -- we have to do this
19 part at a time. Is there any further discussion on the
20 police expense? Seeing and hearing none.

21 Let me ask you a question Mr. Baranek-Olmstead.

22 MR. BARANEK-OLMSTEAD: Yes?

23 MODERATOR: Who is Maumau?

24 MR. BARANEK-OLMSTEAD: That is a college

1 nickname. It was given to me by the best friend of the
2 roommate that I got from moving in as a freshman; 'cause I
3 moved into a dorm with a collection of artists. And I
4 just so happened to, you know, get stuck into the group
5 and they had to come up with a name, so they came up with
6 Maumau.

7 MODERATOR: Do you know what Maumau means?

8 MR. BARANEK-OLMSTEAD: I know there's a variety
9 of meanings. Would you like me to run through them?

10 MR. MANNING: Point of order. Yes?
11 Relevance, please?

12 MODERATOR: You'll see. So, I've got a
13 definition from -- from the dictionary -- from the biggest
14 dictionary of all, it says Maumau means to intimidate --
15 to intimidate someone such as an official through hostile
16 confrontation or threats usually for social or political
17 gain. And they give an example: going downtown to
18 Maumau, the bureaucrats got to the routine practice in San
19 Francisco.

20 MR. BARANEK-OLMSTEAD: Wow, that's actually
21 interesting 'cause that then explains the entire origin
22 story of where the name came from.

23 MODERATOR: No, it came from the --

24 MR. BARANEK-OLMSTEAD: In terms of my nickname

1 came from. But I would like to comment that Mou is a verb
2 in Japan to dance; it means cat in Chinese, it is a
3 species of cat; as well you know, there -- it is a
4 reference to Mauing the Flak Catchers --

5 UNIDENTIFIED: Point of order.

6 MODERATOR: Yeah, I hear you. So, let me just
7 ask one more -- two more questions. Should you submit
8 thirty pages of questions and other materials with your
9 name emphasized on them to the board -- to the selectmen
10 and the town administrator at five o'clock yesterday
11 afternoon, and propose that you're going to make all those
12 questions, and any other ones that occur to you today?

13 MR. BARANEK-OLMSTEAD: Yes. And I would say that
14 the town administrator and others had asked me to provide
15 written -- written questions. And the bulk of my
16 questions actually had been submitted two weeks ago, and I
17 had requested responses by May 12th. And a number of them
18 I have not gotten answers to, so I was resubmitting the
19 ones that I hadn't gotten any response to, as well as ones
20 that had recently come up.

21 MODERATOR: So, my question is a simple one. Is
22 it your intent to Maumau this meeting today?

23 MR. BARANEK-OLMSTEAD: No. I would say this.
24 Since I was unaware of that particular definition, that

1 that may not be a fair question to ask of me.

2 MODERATOR: Good. I'm glad to hear you say that
3 and I hope that it works out that way.

4 MR. BARANEK-OLMSTEAD: I hope so.

5 MODERATOR: Next -- next pass.

6 MR. BARANEK-OLMSTEAD: I believe that was with
7 the DPW general expenses.

8 MODERATOR: Yes.

9 MR. BARANEK-OLMSTEAD: So, in general there was a
10 question about -- I wanted to find out about the purchase
11 of the street lights that we had done from National Grid.
12 Has that all been completed?

13 I guess there's just another question just with
14 the status of that, the switch to LEDs.

15 MR. BARLETTA: The project has been completed;
16 all LED on the street lights have been installed.

17 MR. BARANEK-OLMSTEAD: Okay. And has the
18 expected budget aligned with the budget, you know, that's
19 occurred.

20 MR. BARLETTA: We -- I think we reduced the
21 street light electricity cost a little bit. But the
22 project just -- we haven't actually had a full year to
23 understand what the new costs would be. So, we didn't
24 want to under fund it.

1 MR. BARANEK-OLMSTEAD: Okay.

2 MR. BARLETTA: So, there's a little -- a slight
3 change, but not the savings that we will eventually
4 realize.

5 MR. BARANEK-OLMSTEAD: And then I guess were
6 there any unexpected problems that were encountered once
7 the town took over ownership of the lights?

8 MR. BARLETTA: No, I think all problems were
9 expected.

10 MR. BARANEK-OLMSTEAD: Okay. That's fair.
11 That's totally fair.

12 And the last couple of questions were about the
13 possible purchase of a backhoe and a surrey utility truck,
14 as to whether or not there is -- since we don't have these
15 things now, I'm assuming there's rental costs that will be
16 incurred until we get them. Is that included in the
17 omnibus budget?

18 MR. BARLETTA: No, it's not, but let's revisit
19 that when we get to that Article.

20 MR. BARANEK-OLMSTEAD: Okay.

21 MR. BARLETTA: 'Cause there are some answers for
22 you on that.

23 MR. BARANEK-OLMSTEAD: All right. Thank you very
24 much.

1 MODERATOR: Yes, we also had a pass on library
2 salaries, I believe. Excuse me. Any further discussion o
3 the street lights? Seeing and hearing none. Let's talk
4 about the library salaries.

5 (Pause.)

6 MS. STEVENS: Chris Stevens, 78 Sea Lennox Road,
7 Chairman of the Nahant Public Library Board of Trustees.

8 Sharon stole my thunder a little bit with her
9 speech earlier, but I'm going to persevere.

10 I would like to amend the library's budget to add
11 \$14,238. And I would propose it come from the
12 unemployment compensation, life insurance, health
13 insurance, Medicare, tax, Essex Retirement Pension and
14 Annuity line, which has \$2,056,760 in it.

15 And I would ask that the town also vote a bottom
16 line budget for the library, as it has in the past thirty
17 years.

18 The explanation is simple. The \$14,238 would,
19 simply put, make us whole. It will fully fund our salary
20 lines, including a page position and a children's
21 librarian, with a two percent cost of living increase.

22 I know money is tight; money is always tight.
23 But we've been without a full-time certified children's
24 librarian for nearly a decade. Every year we've asked for

1 this position to be filled, and every year we've been told
2 it's not our turn. And being the team players that we
3 have been for a decade, we have not pushed the issue. But
4 this year we're here to push the issue.

5 We told town meeting last year that we would be
6 back and here we are.

7 We are not asking -- excuse me, we are not asking
8 for anything more than to be made whole.

9 You might ask why we need a children's librarian
10 if we've been hobbling along without one for so long.
11 It's because we've been hobbling along without one for so
12 long. A children's librarian evaluates and builds the
13 children's collection. They're the ones that know what
14 items do well and why, and where it might be needed to --
15 where needs might be to make a more robust collection.
16 They also liaise with the Johnson School, so that we can
17 provide what they need. That includes, but is certainly
18 not limited to books and materials to support curriculum,
19 summer reading lists for all grades, as well as aligning
20 our collection with the early reader system used by the
21 Johnson School.

22 A children's librarian also provides meaningful
23 programs for families and all age groups, and throughout -
24 - throughout the year, story times, arts and crafts. And

1 he or she would take back running a ridiculously popular
2 summer reading program for kids that Sharon has graciously
3 been running.

4 The person would also help with the day-to-day
5 operations of the library, which is currently as mentioned
6 before, been done by two people. That's it, two people.
7 If you want to know why your library's not open on the
8 weekends as people keep asking for, that in large part is
9 why; we do not have the staff.

10 We're not asking for the world. We're just
11 asking for a very tiny piece of it. Our budget, even with
12 the increase as Sharon has mentioned, is less than two
13 percent of the town's overall budget. It is \$14,000,
14 that's it.

15 So, we respectfully ask for your support. I
16 thank you very much for your support on Article 4. I
17 respectfully ask for your support again. And I know that
18 it has been mentioned by a few people that there aren't
19 enough kids in town to have a children's librarian, and I
20 just -- how many kids do we need to have a children's
21 librarian? I mean we had forty-nine readers in our summer
22 program last year. And I don't think you want to tell
23 parents and grandparents here that their kids aren't worth
24 it. We think they're worth it. And we respectfully ask

1 for your support.

2 (Applause.)

3 MODERATOR: Could I -- excuse me. Could I ask
4 you for a copy of the amendment that you propose?

5 Okay. I understand the first part. The first
6 part of the amendment is, I would like to amend the
7 library's budget to add \$14,238. I propose it to come
8 from the unemployment compensation, life insurance, health
9 insurance, Medicare, tax, Essex etcetera. But I don't --

10 UNIDENTIFIED: (Indiscernible in background.)

11 MODERATOR: But why do you want to make that a
12 part of this amendment.

13

14 UNIDENTIFIED: (Indiscernible in background.)

15 MODERATOR: So, what you want to do is change the
16 omnibus budget so that it doesn't have wages and salaries
17 to general expense --

18 UNIDENTIFIED MALE: (Indiscernible in
19 background.)

20 MS. STEVENS: Sharon might be able to explain
21 this better. But my understanding is we've always had a
22 bottom line budget; it's never been divided the way it is.
23 The library is -- has -- has to adhere to certain state
24 guidelines in terms of spending. Having a bottom line

1 budget gives us the autonomy to shift money around so that
2 we can meet those state guidelines. That's why we asked
3 you to vote for a bottom-line budget.

4 MODERATOR: Well, it seems to me you've got two
5 separate --

6 MS. STEVENS: Okay.

7 MODERATOR: -- motions.

8 MS. STEVENS: I can write those up as two
9 separate.

10 MODERATOR: They're already written up --

11 MS. STEVENS: They're there.

12 MODERATOR: -- but they should be presented. So,
13 the amendment that is presently before the house is -- so
14 we had the \$14,238 --

15 MS. STEVENS: Yes.

16 MODERATOR: -- and have that taken from the
17 insurance, etcetera fund?

18 MS. STEVENS: That big long line, yes.

19 MODERATOR: Yeah. Okay. That's the among --
20 before the house at the moment. Further discussion on
21 that amendment?

22 Okay. Mr. Barletta will speak.

23 MR. BARLETTA: So, I understand the motion is to
24 take \$14,000 some odd dollars from the benefits account

1 and transfer it into the salaries account of the library.

2 As I mentioned earlier, a full-time position
3 comes with potentially \$25,000 in benefit costs. The
4 current employee benefit line item that this is taking
5 from, does not include that, as it was just added in under
6 Article IV.

7 So, taking \$14,000 from that account, plus adding
8 \$25,000 in benefits, is almost a \$30,000 change to this
9 account.

10 So, I don't think this is a suitable place to be
11 pulling the money from. It may put us in a tough position
12 there.

13 And I don't know by adding the \$14,000 to the
14 salary position, what is that -- what salary would the
15 children's librarian be receiving for a range?

16 MS. BEATTY: Yeah, I can speak to that. It would
17 bring it up to about \$40,000 taking the -- your proposal
18 and then adding to it. So, it would bring the children's
19 librarian up to about \$40,000 a year. The ALA thinks that
20 a beginning children's librarian should come in at about
21 45, so we're already a little bit low. We're also lower
22 than our facilities manager per hour.

23 We -- so, we are asking for a total of \$256,661
24 as the total library budget. I will add from 2015 to

1 2019, total circulations in the library went up by 64.21%.
2 But during the same time period, circulations of
3 children's books went down by 20.21%. Clearly something
4 needed to change. The addition of a professional
5 children's librarian will help bring the love of reading
6 and learning to the youngest residents of Nahant.

7 And by the way, we are open, and we now do take
8 walk-ins. We hope the children's librarian will take over
9 the summer reading program, and we welcome you in the
10 library. Thank you.

11 (Applause.)

12 MODERATOR: Further discussion on the amendment?

13 MR. BARLETTA: I guess I'll just -- the current -
14 - the presented omnibus budget adds an additional \$10,000
15 to the salaries from last year. So, this would be adding
16 \$24,000 to the salaries of the library, I believe.

17 Is that correct? Compared to last year?

18 MS. BEATTY: There are a number of lines, Tony,
19 that have been adjusted. And in the handout that we were
20 running around, we actually showed people the breakdown of
21 the budget. Some of the things the town administration
22 budget level funded us, like purchase services, which is
23 essentially a cut because prices do continue to rise. In
24 other places, they were less than a two percent increase,

1 so they don't keep up even with inflation. we know that
2 the materials budget is going to fall short by \$2,000, but
3 we are committed to making that up in donations and grants
4 and state aid resources.

5 So, we are committed to doing our part to make
6 this budget work, and we look forward to the town making
7 the salaries portion whole.

8 MR. BARLETTA: I understand that we -- overall
9 budget we had to trim from some places like materials and
10 expenses in order to be able to provide the additional
11 \$10,000 in the salary item of the current proposed budget.

12 would your amendment increase that as \$24,000
13 more than last year's salary budget in your -- in your
14 library count?

15 MS. BEATTY: Yes, I believe that's correct.
16 There are a couple of small things understanding state law
17 that when you move some -- something in the salaries
18 budget, you also have to move something in the materials
19 budget. which in the handout we gave are libraries,
20 books, magazine, magazine newspaper subscriptions, and
21 audio/visual supplies. By state requirement, to be a
22 certified public library, this town must spend nineteen
23 and a half percent of its total library appropriation on
24 materials, on circulating materials. That's books, DVDs,

1 etcetera, telescope. And so if you move something in the
2 salaries portion, you also have to move something in the
3 materials budget. So, some of that change is reflecting
4 that we have to nudge that up also.

5 MR. BARLETTA: So, my -- my job as town
6 administrator and my role in this meeting is to provide
7 you, the residents, the information so you can make a
8 decision. The will of this meeting is how I act for the
9 rest of the year.

10 So, just want to be clear that passing this
11 motion would increase the salary item in the library by
12 \$24,000 compared to last year, and create a \$30,000 issue
13 in our benefits account.

14 MS. BEATTY: Potentially.

15 MODERATOR: Further discussion on the amendment?
16 Yes?

17 MS. SPIRN: As I understand it, there's a great
18 deal of cushion in the unemployment compensation, life
19 insurance, health insurance, Medicare, tax, Essex
20 retirement pension and annuity. And that's why we request
21 -- oh sorry, I have to say, Ann Spurn, 36 Maolis Road,
22 Nahant Library Trustee. As I understand it there's a good
23 deal of cushion in this fund that we're asking for the
24 \$14,000 plus funding to come from.

1 And I just want to remind everybody once again
2 that the children's librarian does not only function as a
3 children's librarian. The children's librarian, a full-
4 time professional librarian will also help us keep the
5 library open, it will expand our hours, and will make us
6 less fragile in terms of our staffing. Thank you.

7 MODERATOR: Further discussion? Mr. Munnelly?

8 MR. MUNNELLY: Daniel Munnelly, library trustee,
9 6 Lodge Road.

10 Everybody has said the numbers. It's less than
11 \$15,000. But let's not forget (indiscernible - audio
12 skips) administrator and the -- has asserted that we have
13 this mandate about the health insurance, and he gave a
14 particular number. He said about 25 or \$30,000. I want
15 you to remember that we are not creating a brand new
16 position with brand new health insurance. This position
17 that we're asking to turn from a staff position which had
18 health insurance and all of the benefits, we are merely
19 expanding that with salary to be a professional position.
20 We are not creating a brand new position. It is a
21 position that we had as a library assistant, salaried,
22 with insurance, with everything, and now we just want to
23 make it with a little bit more money, and to be able to
24 fund our page at minimum wage.

1 That's the issue that's before us today. And we
2 would ask for your support. It's a very small line item.
3 We've received tons of push back. We've given positions
4 back to the town unfunded for more than ten years. We
5 have two people working there. Please fund us. Thank
6 you.

7 (Applause.)

8 MODERATOR: Further discussion?

9 MR. MANNING: Michael Manning, 12 Fenno Way.
10 We're spending a good bit of time over a
11 budgeting issue as to whether or not the Town of Nahant
12 should have a library program which is certified by the
13 state's standards. As a -- as presented by the town's
14 librarian, and the trustees of the library.

15 I think it's appropriate that we all understand -
16 - and I hope Tony appreciates -- that the town meeting
17 vote here will inform how we move forward. But I think we
18 all want to have a certified program in the Town of
19 Nahant.

20 It is appropriate that the town vote to support
21 the library.

22 MODERATOR: Thank you.

23 MS. ZAHORA: As a member of the Fin Comm, we've
24 spent the last six, seven months working through budgets.

1 we've talked to each department head. We agonized every -
2 - over every single dollar. It's not appropriate, in my
3 opinion, not the Fin Comm's, to do a budget discussion
4 here after all that time. There's never a call that says
5 we don't want a library. But frankly, we want a fully
6 funded fire department, we want a fully funded police
7 department; we want all those services. Nahant doesn't
8 have much in the way of revenue coming in. Where is the
9 money going to come from? We talk about \$14,000, but
10 that's not true; it's more like \$30,000. It doesn't sound
11 like a lot, it's a portion of the budget; everybody's is a
12 portion of the budget. Understand that we've agonized
13 over these budgets. This is not something that we've
14 capriciously decided. I don't think it's an appropriate
15 place to decide at this point that it's time to change the
16 budget.

17 MODERATOR: Thank you, Ms. Zahora. Mr. Munnelly
18 --

19 MR. MUNNELLY: Thank you, library trustee --

20 MODERATOR: -- for the second and final time.

21 MR. MUNNELLY: Yes, just to speak to that one
22 issue only by way of recross examination or whatever.

23 We have participated in the budget at meetings,
24 at administrative meetings, with the finance committee,

1 with the selectmen, for the whole year and years before
2 that. We are present on almost every meeting, and we have
3 -- the reason that we have to bring it here today and we
4 agonized over -- we didn't even do it last year -- because
5 we agonized that we didn't want to do this in front of
6 everybody. But we have been persistently denied the
7 funding that we need to adequately staff the library. And
8 we are, as library trustees, independently elected people
9 that have constituents, and we represent the town. Okay?
10 And so we are coming to say that we aren't getting headway
11 with this small funding gap.

12 And again, you know, they're talking about health
13 insurance costs again. There was a position last year in
14 last year's budget, a full-time position with the same
15 health insurance. We're not creating a new health
16 insurance funding problem. Thank you.

17 (Applause.)

18 MODERATOR: Further discussion? Yes, sir,
19 please. State your name and address.

20 MR. CARANGELO: Ken Carangelo, 81 Willow Road.
21 I'd like to call the question, please.

22 MODERATOR: The question has been called for.
23 So, there will be no debate on the question. The question
24 would call for, and that means that we have to vote on the

1 amendment as presented.

2 So, let me just say this. Before we vote, you
3 can't vote before the voting picture shows up on the
4 screen. If you vote before that and then sit back, your
5 vote won't be counted. You need to wait until we say,
6 "Let's vote," and then the screen changes to show the
7 issue to be voted. Now vote.

8 UNIDENTIFIED MALE: The vote is on calling the
9 question, right?

10 MODERATOR: Oh, yes. Okay, sorry. The vote is
11 on calling the question. Thanks, Mike.

12 UNIDENTIFIED MALE: (Indiscernible) second.

13 MODERATOR: All those in favor of --

14 UNIDENTIFIED FEMALE: Nobody seconded it.

15 UNIDENTIFIED MALE: Second.

16 MODERATOR: It's been made and seconded. Thank
17 you for straightening me out.

18 So, the vote is to call the question. I don't
19 think you can handle that on the voting machine or no?
20 You can?

21 MS. MANCINI: One minute.

22 MODERATOR: Okay, one minute we will have it.

23 All right, here we go. Here we go on the
24 question of calling the question. Those in favor of

1 calling the question, please vote yes.

2 Those in favor, 580 -- 531 and against 51.

3 That's wonderful. Okay. It passes at two-thirds
4 majority. That means the debate is cut off, and now we
5 get to vote on the amendment as presented.

6 The amendment as presented is to transfer \$14,338
7 from the insurance etcetera fund to the library salaries
8 fund. Ready to vote? Let's vote.

9 Is there a problem?

10 VARIOUS: Yes.

11 MODERATOR: It's \$14,238?

12 UNIDENTIFIED: (Indiscernible).

13 MODERATOR: \$14,238, can you do that?

14 MS. MANCINI: Mr. Moderator, do you want me to
15 change the slide now and we'll re-vote on it, or do you
16 just want to vote on --

17 MODERATOR: Yeah, change the slide so that the --

18 MS. MANCINI: Okay.

19 MODERATOR: -- number's correct and we'll re-vote
20 on it.

21 MS. MANCINI: And it's \$14,238?

22 MODERATOR: That's correct. You know, I love
23 this voting system. You think of all the things we have
24 to do, we have to figure out tellers and running around

1 and try to catch votes and who's stamped and who isn't
2 stamped, standing votes, sitting votes, all kinds of
3 unanimous votes. This is a wonderful system, but
4 nothing's absolutely perfect.

5 Here we go. Through 38. Right? Beautiful.
6 okay.

7 MS. MANCINI: \$14,238; is that correct, Mr.
8 Moderator?

9 MODERATOR: Yes, that's what I hear. Let's vote.
10 All those in favor, 427; those against 148. The
11 amendment carries.

12 All right. Now, there was a second amendment,
13 and I'm told that there's a problem with the second
14 amendment. That's something I think you should discuss
15 with the town.

16 MS. STEVENS: Okay.

17 MODERATOR: I'm told by our town counsel that the
18 Department of Revenue -- or who? Yes.

19 MS. STEVENS: We can --

20 MODERATOR: Mark Roy's our town counsel.

21 MS. STEVENS: Can we do this offline? Is this
22 something that has to be at town meeting? Can I do this
23 offline?

24 MS. HAWKES: I don't know. This is just about

1 whether the bottom line -- you know, whether it's a bottom
2 line or whether its broken into salaries. It's always
3 been a bottom line.

4 MS. STEVENS: Okay. I mean it's always been a
5 bottom line, and we just wanted to -- I don't know why
6 they broke it out into three separate. So, we were just
7 hoping it would be a bottom line budget again.

8 MR. RICHE: Good evening, Mr. Moderator. I think
9 the issue is that in general the Department of Revenue
10 that oversees funding for the town that would review all
11 your funding, review - for production of the cherry sheet
12 and other documents, there's a strong dislike at the
13 Department of Revenue for bottom line budgets, which is
14 what triggers the breakout for salaries and ex -- for
15 salaries and expenses. So, that's -- that's what triggers
16 that. I don't think its intended for any other purpose.

17 MS. STEVENS: No, no, I didn't think it was. As
18 I stated before, we are bound by certain state regulations
19 through the Mass Library Department. And so -- so --

20 MS. HAWKES: There's no regulation --

21 MS. STEVENS: well, money -- transferring money
22 and whatnot. I just didn't know if it was going to --

23 MS. HAWKES: No, no, there's nothing in state law
24 for public libraries that says that it must be broken out.

1 MS. STEVENS: No, I know that. I'm asking why we
2 need -- I'm telling why we need the bottom line.

3 MS. HAWKES: Right, you said because --

4 MS. STEVENS: So, I just didn't know if that
5 would harm us from being able to shift money around.

6 MODERATOR: I really honestly don't know, but I
7 think that's something you should have discussed with the
8 selectmen beforehand. I've heard nothing about --

9 MS. STEVENS: They did not tell us that they were
10 going to divide our budget. I didn't know that until -- I
11 Lewis they were doing that.

12 MODERATOR: The omnibus Article was out when?
13 Anyway, it seems like you're changing the omnibus Article
14 as compared to what everybody understood. You've got two
15 items there. Now you're adding to one, and now you want
16 to combine them and put them in a single one. It sounds
17 to me like its out of order.

18 So, I'm sorry, I rule it out of order. And I
19 would say get with the selectmen and the administrator and
20 move it next year. Because right now, I'm not sure what
21 the - what the results would be if you make that
22 amendment, and I don't want to put the town at risk.

23 MS. HAWKES: It's going to put us at risk.

24 MODERATOR: So, now -- so are there any other --

1 I don't think we've got all the -- I think that was the
2 last pass. So, I believe we are ready to move the omnibus
3 Article as amended.

4 Further discussion on that? So, the vote is to
5 approve the omnibus Article as it has been amended by the
6 amendments we've entertained.

7 Are we voting? Let's vote. Are we hitting the
8 ten second? There we go.

9 Those in favor, 491; those against, 61. Thank
10 you very much. The motion passes.

11 We move to Article 7. Mr. Brown?

12 MR. BROWN: Water and sewer. The numbers are in
13 dollars.

14 I move that the --

15 (Indiscernible -- background.)

16 MR. BROWN: I move that the -- oops, I move that
17 the following sums are appropriated for the operation of
18 the water and sewer enterprise fund for the fiscal year
19 beginning July 1, 2021. Salaries, 423,103; expenses,
20 1,366,586; capital outlay, 30,000; debt, 793,807;
21 emergency reserve uncollectible, 40,350; total, 2,653,846
22 and that 2,090,418 is to be funded from water and sewer
23 department receipts for said purposes with 793,807 in
24 water and sewer debt cost raised from property taxes, less

1 230,370 in direct -- indirect costs funded from water and
2 sewer department receipts to be transferred to the general
3 fund.

4 MODERATOR: Seconded by Mr. Sheehan. Further
5 discussion on the motion?

6 MR. BARANEK-OLMSTEAD: Brendan Baranek-Olmstead,
7 2 Summer Street.

8 The general -- I saw that there is reports of the
9 inspection that took place on the water/sewer. Is that
10 the follow-up work that's going to take place? Is that
11 all included in this, the water/sewer enterprise, or does
12 that come out of the general funds for water/sewer?

13 MR. BROWN: Are you asking for --

14 MR. BARANEK-OLMSTEAD: We had the --

15 MR. BROWN: -- what inspection?

16 MR. BARANEK-OLMSTEAD: -- the inspection of the
17 sewer line all the way from, you know, the town all the
18 way to water/sewer treatments, and if there is follow-up
19 work that's going to be done, does the money come from the
20 enterprise fund or does it come from the general funds for
21 water/sewer?

22 MR. BROWN: So, for the main sewer project on the
23 Lynnway that we're going to be completing this year,
24 that's coming from the borrowing Article that we approved

1 last year. So, it doesn't come out of the current
2 enterprise account or the omnibus.

3 MR. BARANEK-OLMSTEAD: Okay, thank you.

4 MR. BROWN: You're welcome.

5 MODERATOR: Okay. Further discussion on the
6 motion? Seeing and hearing none, let's vote.

7 Those in favor, 478; those opposed, 31. Motion
8 carries.

9 Article 8. Mr. Brown?

10 MR. BROWN: I move that the sum of \$30,000 is
11 hereby appropriated from retained earnings in the sewer
12 and water enterprise fund for paving, including all costs
13 and incidental or related to.

14 MODERATOR: Seconded by Mr. Lewis. Further
15 discussion on the motion? Seeing and hearing none, let's
16 vote.

17 Those in favor, 452; those against, 8. Thank you
18 very much. The motion carries.

19 Article 9. Mr. Sheehan.

20 MR. SHEEHAN: Article 9, rubbish enterprise.

21 I move that the following sums are appropriated
22 from the operation of the rubbish enterprise fund for the
23 fiscal year beginning July 1, 2021. Salaries, 60,577;
24 expenses, 506,550; total, 567,127. And that 5,000 --

1 567,127 is to be funded from the rubbish department
2 receipts for said purposes.

3 MODERATOR: Seconded by Ms. Beatty. Further
4 discussion on the motion? Seeing and hearing none, let's
5 vote.

6 Those in favor, 476; those against, 23. The
7 motion carries.

8 Article 10. Ms. Tarmy (phonetic).

9 MS. TARMY: Article 10. Compost area. I move
10 that the sum of \$50,000 is hereby appropriated from
11 retained earnings in the rubbish enterprise fund for the
12 costs associated with the maintenance of the compost area,
13 including all costs incidental or related thereto.

14 MODERATOR: Seconded by Mr. Fulghum. Further
15 discussion on the motion? Seeing and hearing none, let's
16 vote.

17 UNIDENTIFIED MALE: All the flippers back there
18 don't seem to be registering. So, why are we here if
19 these things don't work?

20 UNIDENTIFIED MALE: This is the third one I've
21 had.

22 UNIDENTIFIED MALE: This is the third one I had,
23 and there's more people back there that these things are
24 not working. So, why are we here?

1 UNIDENTIFIED MALE: Is there anybody else here
2 that has to go back and get one that's working?
3 (Indiscernible) back row.

4 MODERATOR: Gentlemen --

5 UNIDENTIFIED MALE: This is my third one, his
6 third one.

7 UNIDENTIFIED MALE: I don't know how many people
8 thought they were voting --

9 UNIDENTIFIED MALE: People are just -- right --
10 just pushing buttons and there's nothing, no lights or
11 nothing.

12 MODERATOR: We'll get it fixed. Thanks, guys.
13 Sorry.

14 UNIDENTIFIED MALE: Before the 22nd.

15 UNIDENTIFIED MALE: It may take a long time, but
16 a hand vote might be (indiscernible) vote. We're all
17 wasting our time.

18 MODERATOR: How can we get somebody to take care
19 of this?

20 MR. BARLETTA: All right. So, there seems to be
21 a few people having issues with their clickers, or that
22 the vote is registering.

23 BACKGROUND -- INDISCERNIBLE.

24 MR. BARLETTA: Just bear with us for a second,

1 sir. we're -- you know, obviously we will do --

2 BACKGROUND -- INDISCERNIBLE.

3 MR. BARLETTA: -- obviously we'll do what we can
4 to make sure that, you know, your vote's recorded and its
5 done right. Maybe we can throw a test question up after
6 this. Are we in the middle of an Article right now?

7 MODERATOR: We are right now.

8 MR. BARLETTA: So after this, maybe we can throw
9 a test question up to try it out. Your clicker -- unless
10 a question is pending on the screen, if you hit a button,
11 you should get a cross in the little window in the top
12 left corner. If you -- you know, if you're pressing
13 buttons outside of when a question is up, it may not
14 register anything. So, we'll run a test question after
15 this Article. How about that?

16 MODERATOR: Sounds good. All right. Being no
17 discussion that I see on Article 10, can we vote?

18 Those in favor, 544; those against, 43. The
19 motion carries. That's 590 voters. I think we got a new
20 world's record here. That's really great.

21 we're going to run a test vote to make sure
22 everybody's voting things are working.

23 Yeah, but some people -- yeah.

24 Yes, sir?

1 MR. MANNING: Could you let the voters know what
2 they should look for on their voting device to ensure that
3 it's operating properly?

4 MODERATOR: Yes, we can. And I'm going to call
5 on Jessica.

6 MS. MANCINI: Mr. Moderator, the test question is
7 currently open for voting. It will be on the screen in
8 one moment.

9 MODERATOR: And Jessica, by the way, is Jessica
10 Mancini, but she's not related to the musician. So --

11 UNIDENTIFIED MALE: Why don't you hold the
12 clicker up to -- to a video camera, so people can see what
13 it's supposed to look like?

14 MODERATOR: Jessica, you can use mine; it's
15 totally unused. Jessica, you're looking for one to use?

16 MS. MANCINI: I am. So, what you should see on
17 your device -- okay. So, on your device if you were to
18 push "1" now, you would see 1A, you would see what looks
19 like a little wireless sort of signal button, and you
20 would see on this one we're using Channel 74. There's
21 Channel 74 and Channel 50; the receivers are on that third
22 tent pole right there, and you will see a green button --
23 or I'm sorry, a green light on the right-hand side.

24 Does everybody see that? Once you get that green

1 light after you push the button, that's how you know your
2 vote went in.

3 UNIDENTIFIED MALE: which channel did you say is
4 being used?

5 MS. MANCINI: Channel 74 and Channel 50.

6 UNIDENTIFIED FEMALE: It doesn't matter, right?

7 MS. MANCINI: It doesn't matter which one;
8 there's two receivers up there.

9 So, I'm going to go ahead and start the ten
10 second countdown on this one, and then we're going to do a
11 test when polling is not open, so that you can see what it
12 looks like. Okay? It does. Okay. So, we're getting our
13 last ten seconds in. Okay. So, it looks like we have
14 533, yes; and 86 no.

15 So, now I'm going to switch to a slide where
16 polling is not open. This is just a general slide that we
17 have up.

18 Now, if you were to push your clicker now, you're
19 going to see that it's going to give you a 74 or a 50 with
20 a line through it. That means polling is not open. So,
21 if you get something like this, the question is not open.

22 Now, there may be times when I'm in the back
23 preparing for your next question, and I will open polling
24 for you but it hasn't popped up on the screen yet. So, I

1 know some of you are saying, "well I don't see the
2 question, but polling is open," and that is the reason
3 why. So, I'm going to ask that when you see the question
4 on the screen and it says either the "yes" or the "no",
5 along with the text of the Article, that that is when you
6 go ahead and vote. Okay?

7 Does anybody have any questions for me? No?
8 (Applause.)

9 MODERATOR: Thank you very much, Jessica. All
10 right.

11 I think the next one is Article 11. That's
12 recycling carts. Ms. Tarmy?

13 MS. TARMY: Article 11. Recycling carts. I move
14 that the sum of \$75,000 is hereby appropriated from
15 retained earnings in the rubbish enterprise fund for the
16 costs associated with the purchase of recycling carts,
17 including all costs incidental or related thereto.

18 MODERATOR: Seconded by Mr. Lewis. Further
19 discussion on the motion? Seeing and hearing none,
20 Jessica, let's vote.

21 Those in favor, 476; those against, 93. The
22 motion carries.

23 Article 12. Ms. Tarmy?

24 MS. TARMY: Article 12. Recreation revolving. I

1 move that the town accept Mass General Laws, Chapter 44,
2 Section 53(d), thereby authorizing parks and recreation
3 revolving accounts for general recreation: basketball,
4 sailing, tennis, 4th of July, taut lots, playground
5 equipment, and for the youth commission.

6 MODERATOR: Seconded by Mr. Vanderslice. Further
7 discussion on the motion? Seeing and hearing none, let's
8 vote.

9 540 in favor; 24 against. The motion carries.

10 MS. DUNFEE: Hi. I just spoke with Jessica, and
11 you should know that when you initially hit your button,
12 whether its yes or no, it will flash red at first, and
13 then it will flash green when it registers. So, if you
14 hold your finger on the yes button or the no button,
15 whichever, it will flash red at first until it registers,
16 and then it will flash green. So, perhaps that's what's
17 happening. So, I just wanted to make you aware of that.

18 MODERATOR: Right. And I hope everybody has a
19 working device at this point. No?

20 BACKGROUND: (Indiscernible).

21 MODERATOR: You may need to go back to --
22 Jessica, where can they get a corrected device?

23 MS. MANCINI: At the front --

24 MODERATOR: At the front desk they have a lot

1 where -- we ordered like 1,200 of these things for the
2 day. So, -- all right.

3 Anybody else is having a non functioning device,
4 please get to the front of -- all right.

5 Article 13. Ms. Beatty?

6 MS. BEATTY: Hi. Article 13. And this is to
7 amend Article IV of the general bylaws and establish
8 fiscal year spending limits.

9 I move that the town amend Section 8 of Article
10 IV of the general bylaws, authorizing two new revolving
11 funds and establish spending limits therefore as printed
12 in the warrant.

13 And if you look in the warrant, you'll see that
14 these two funds are for the conservation commission and
15 for the board of appeals. And it's \$10,000 for the board
16 of appeals, and \$20,000 for the conservation commission.
17 And so, this will make it easier to authorize -- to pay
18 for expenses and -- authorized expenses.

19 MODERATOR: Seconded by Mr. Brown. Further
20 discussion on the motion? Seeing and hearing none, let's
21 vote.

22 501 in favor; 75 against. The motion carries.

23 Article 14. Ms. Zahora?

24 MS. ZAHORA: I move that the sum of \$25,000 is

1 hereby appropriated to the other post employment benefits,
2 liability trust fund and that this appropriation is funded
3 from free cash.

4 MODERATOR: Seconded by Mr. Sheehan. Further
5 discussion on the motion? Seeing and hearing none, let's
6 vote.

7 Those in favor, 486; those opposed, 54. The
8 motion carries.

9 Article 15. Mr. Lewis?

10 MR. LEWIS: Article 15. Stabilization. I move
11 that the sum of \$125,000 is hereby appropriated to the
12 stabilization fund and the disappropriation is funded from
13 free cash.

14 MODERATOR: Seconded by Ms. Tarmy. Further
15 discussion on the motion? Seeing and hearing none, let's
16 vote.

17 Those in favor, 488; those opposed, 43. The
18 motion carries.

19 Before we do the next motion, someone has
20 suggested that some -- some of the signals from the back
21 of the room may be blocked by the people in front of you.
22 So, if you stand up or raise your hand, then it will
23 register. It may be a problem from that standpoint. I
24 don't think we -- you know, we've never dealt with a crowd

1 quite this big. So, there's a certain amount of creaking
2 and groaning that's going to have to happen.

3 Okay. Article 16. Ms. Zahora?

4 MS. ZAHORA: I move that the sum of \$100,000 is
5 hereby appropriated for paving throughout the town,
6 including the payment of all incidental and related costs,
7 and that this appropriation is funded from free cash.

8 MODERATOR: Seconded by Mr. Fulghum. Further
9 discussion of the motion? Seeing and hearing none, let's
10 vote.

11 Fulghum? Those in favor, 529; those opposed, 29.
12 The motion carries.

13 Article 17. Mr. Lewis?

14 MR. LEWIS: Article 17. Motion town hall
15 capital, municipal finance software.

16 I move that the sum of \$350,000 is hereby
17 appropriated to purchase and install municipal finance
18 software and applications, including the payment of all
19 incident or related costs. And that to meet this
20 appropriation, the town treasurer, with the approval of
21 the selectmen, is authorized to borrow said amount under
22 and pursuant to Mass. General Law, Chapter 44, Section 7-
23 9. Or pursuant to any other enabling authority and to
24 issue bonds or notes of the town therefore.

1 Any premium received upon the sale of any bonds
2 or notes approved by this vote, less any such premiums
3 applied to the payment of the costs of issuing of such
4 bonds or notes, may be applied to the payment of costs
5 approved by this vote in according with Mass. General Law,
6 Chapter 44, Section 20. Thereby, reducing the amount
7 authorized to be borrowed to pay such costs by a like
8 amount.

9 MODERATOR: Seconded by Ms. Zahora. Further
10 discussion on the motion?

11 Mr. Antrim?

12 MR. ANTRIM: Just -- just quickly. It seems like
13 a lot of money for software, but in discussions with Tony
14 and Debbie Waters and other folks over the -- over the
15 past year, it seems like a right investment to bring
16 Nahant systems into a modern era. That's all.

17 MODERATOR: Further discussion on the motion?
18 Seeing and hearing none, let's vote.

19 Those in favor, 494; those against, 101. The
20 motion carries.

21 Article 18. Ms. Tarmy?

22 MS. TARMY: Article 18. Police department
23 capital, two-way radio communications.

24 I move that the sum of \$190,000 is hereby

1 appropriated to purchase and install two-way radio
2 communications, equipment, and software. And that to meet
3 this appropriation, the town treasurer with the approval
4 of the selectmen, is authorized to borrow said amount
5 under and pursuant to Mass. General Laws, Chapter 44,
6 section 7-1 and 9. Or, pursuant to any other enabling
7 authority and to issue bonds or notes of the transfer
8 therefore. Any premium received upon the sale of any
9 bonds or notes approved by this vote, less any such
10 premium applied to the payment of the costs of issuance of
11 such bonds or notes, may be applied to the payment of
12 costs approved by this vote, in accordance with Mass.
13 General Law, Chapter 44, Section 20, thereby reducing the
14 amount authorized to be borrowed to pay such costs by a
15 like amount.

16 MODERATOR: Seconded by Mr. Sheehan. Further
17 discussion of the motion?

18 MR. BARANEK-OLMSTEAD: Brendan Baranek-Olmstead,
19 2 Summer Street.

20 I had a question whether or not the police or
21 fire EMS have had the ability to test this prospective
22 radio system to determine whether it will resolve
23 previously experienced communication issues? And what
24 were the findings of those tests?

1 MR. BARLETTA: I'm going to invite Chief Dwyer to
2 come up here and answer some of the more detailed
3 questions. I know he's eager to get behind the
4 microphone.

5 CHIEF DWYER: The answer to your question is, yes
6 -- simply yes. I've been dealing with this problem for
7 over two years. And it's getting to a point where it's an
8 officer safety problem.

9 So, what we did, we had the company come in -- a
10 couple of companies come in and set up demos. So, we set
11 up demos. It did make a difference. But we need to build
12 the system outward a little bit and start -- we have to
13 put a receiver down here at the fire house. We talked
14 about putting a receiver up at the town hall somewhere up
15 in East Point area. And it's also going to be at the
16 tower over in Wayne. The fire department currently is
17 connected over there. It will give us communication --
18 pick up our communication better over here in Nahant.

19 We have a lot of dead areas. I've been here for,
20 you know, thirty, thirty years. The last eleven years as
21 the police chief. It's getting worse and worse. Over in
22 Bass Point, we had an emergency. I happened to be over
23 there. We could not get out of Bass Point with the
24 current radio system we have. I bring the professionals

1 in to give me their opinion. They automatically went to
2 "replace the equipment".

3 I'm very cautious on spending taxpayers' money.
4 I did a lot of research. We brought equipment in to see
5 if we could find out what the problem was. And the
6 equipment we brought in didn't work, so now we have to
7 build out a little bit. Similar to what the fire
8 department did a few years ago, 'cause they couldn't
9 communicate. So, they're in a different type of system,
10 but we can all communicate together. But they're in a
11 different type of system, where they -- they actually --
12 all their calls go through Lynn -- Lynn dispatch and feeds
13 back to the fire house. So, they're connected to Wayne
14 tower over there. We're doing a similar project, so we
15 can have the communication ability over here.

16 MR. BARANEK-OLMSTEAD: Okay. And I guess the
17 only follow-up question I had with the prospective system,
18 is there any limitations with off-shore use or
19 communication with the water rescue team?

20 CHIEF DWYER: Well, obviously we have coast
21 guard. So, we connect -- we can connect to coast guard;
22 fire can connect to coast guard. So, if we get something
23 going on in the water, it's multiple agencies and the
24 system will -- short answer to that, yes, we'll be able to

1 connect and communicate with them during water
2 emergencies.

3 MR. BARANEK-OLMSTEAD: Okay.

4 CHIEF DWYER: Obviously, there's going to be
5 spots which we're not going to know until we get the
6 system up and running exactly. But for the most part,
7 we're going to be covered.

8 MR. BARANEK-OLMSTEAD: Okay. And I guess my last
9 question is more focused on the prospective system. Is it
10 connected to the internet?

11 CHIEF DWYER: I believe it is. I believe parts
12 of it is, yes it is. It's going to be -- there's going to
13 be some fiber involved, yes there is.

14 MR. BARANEK-OLMSTEAD: Okay. Are there any known
15 security concerns at this -- of this project?

16 CHIEF DWYER: Zero.

17 MR. BARANEK-OLMSTEAD: Okay. Who's responsible
18 for maintaining the software security and implementing the
19 critical updates?

20 CHIEF DWYER: Okay. So, so the answer -- I did
21 see some of your questions early on. So, this is from the
22 professionals, you know. The proposed system is covered
23 under -- oh, that's for the warranty. Due to the hardened
24 design of the system, maintenance is minimal. So, that's

1 one of your questions, right?

2 MR. BARANEK-OLMSTEAD: Uh hm.

3 CHIEF DWYER: The manufacture recommends yearly
4 PM, prevent maintenances, which we'll do. We call them in
5 once a year, they go over the equipment, make adjustments.
6 The annual cost for that will be \$2,604 a year. However,
7 the system's under warranty I believe for two, possibly
8 three years. It's under warranty; they cover everything
9 for the first two or three years.

10 Go back to that question you initially asked.

11 MR. BARANEK-OLMSTEAD: About the maintaining the
12 -- the systems security. 'Cause I'm assuming that the
13 radios themselves have software, firmware that's within
14 them.

15 CHIEF DWYER: Right. According to -- nothing has
16 to be upgraded. Once the system's in, it's in.

17 MR. BARANEK-OLMSTEAD: Okay.

18 CHIEF DWYER: There's no upgrades that I'm aware
19 of at this point.

20 MR. BARANEK-OLMSTEAD: Okay, so -- I guess my last
21 question --

22 MODERATOR: Gentlemen -- you promise this will be
23 your last?

24 MR. BARANEK-OLMSTEAD: Yes, yes, I do promise

1 this is the last.

2 MODERATOR: For the afternoon I hope.

3 (Applause.)

4 MR. BARANEK-OLMSTEAD: I would say that every
5 citizen has their right to ask questions.

6 (Applause.)

7 MODERATOR: Absolutely, absolutely. But we are
8 not designing the radio system here. We are --

9 MR. BARANEK-OLMSTEAD: No, no --

10 MODERATOR: -- we're just buying it; we're not
11 designing it. Are you proposing to oppose it on the basis
12 that --

13 MR. BARANEK-OLMSTEAD: No, no, no --

14 MODERATOR: - that the --

15 MR. BARANEK-OLMSTEAD: -- I was just trying --

16 MODERATOR: -- software isn't sufficient
17 upgraded?

18 MR. BARANEK-OLMSTEAD: We just had a major gas
19 line shut down because of -- because of software, 'cause
20 it was connected to the internet. So that --

21 (Applause.)

22 MR. BARANEK-OLMSTEAD: -- I want to make sure
23 whatever system we're getting we don't --

24 MODERATOR: All right. Ask your last question.

1 MR. BARANEK-OLMSTEAD: -- have any more --

2 MODERATOR: Let's go.

3 MR. BARANEK-OLMSTEAD: My last question just had
4 to deal with the overall maintenance costs. So, if
5 there's no additional cost outside of what's been
6 discussed, like there's not going to be additional service
7 fees or --

8 CHIEF DWYER: No, it's not going to be -- you
9 know, I have money built into my budget for maintenance
10 costs for the equipment we currently run. So, after the
11 two or three years after its out of warranty, yes, I'm
12 going to have a maintenance cost to bring them in once a
13 year. They check the equipment, make sure its tuned
14 properly. And you know, if I have an issue outside the
15 three years, I can't predict what could happen to the
16 equipment. Could be a light -- lightning strike. We've
17 had those and the equipment goes down.

18 So, for the most part, you know, a new system,
19 we're going to have very few problems with it, hopefully
20 no problems with it. I can't --

21 MR. BARANEK-OLMSTEAD: I hope so.

22 CHIEF DWYER: -- predict the future, but I'm
23 hoping that, you know, this will take care of the majority
24 of our problems with the communication. This is a

1 lifeline for the residents. This is the lifeline for our
2 offices. And if those radios working, and they can't
3 communicate back to control, so we can get, you know,
4 resources over here, you know, we're in trouble.

5 So, it's scary when the police officers are
6 pushing the button for help and we can't -- we don't
7 understand -- the control's not understanding what's going
8 on. So, this is -- this wasn't an easy project. This
9 took -- there's a lot of time and effort put in this. So,
10 I appreciate your support and I appreciate your questions.

11 MR. BARANEK-OLMSTEAD: Thank you very much. And
12 I urge all residents to support this Article.

13 CHIEF DWYER: Thank you. Thank you.
14 (Applause.)

15 MODERATOR: Further discussion on the motion?
16 Seeing and hearing none, let's vote.

17 Those in favor, 595; those against, 35. The
18 motion carries, and it's more -- by more than two-thirds
19 majority.

20 Article 18. Ms. Tarmy? Oh, is that -- we just
21 did. 19. Ms. Beatty.

22 MS. BEATTY: This is the motion for Article 19.

23 I move that the sum of \$112,000 is hereby
24 appropriated to purchase a backhoe loader and a

1 water/sewer utility truck, and a pertinent fixtures
2 including the payment of all costs incident or related
3 thereto. And that this appropriation is funded from water
4 and sewer retained earnings.

5 And I should note, as you'll see in the warrant,
6 that the reason for this is that the old vehicles, there
7 are safety issues now and utility issues. And so that's
8 why this is being proposed.

9 MODERATOR: Seconded by Mr. Lewis. Further
10 discussion on the motion?

11 MR. BARANEK-OLMSTEAD: Brendan Baranek-Olmstead,
12 2 Summer Street. Had some questions for the DPW.

13 In general, if Article 19 is requested \$112,000
14 to be used to purchase the backhoe and the sewer truck.
15 Given the news about supply shortages, is the requested
16 amount still enough?

17 MR. BARLETTA: I am asking Zach Taylor, a DPW
18 superintendent to come up. I can probably ask -- answer
19 some questions as well. Your first one is, is the 112
20 enough to do both?

21 MR. BARANEK-OLMSTEAD: Yep.

22 MR. BARLETTA: The answer is yes.

23 MR. BARANEK-OLMSTEAD: Okay. I guess then is
24 there -- is there any concern about availability of

1 actually acquiring these? Like we're going to have to
2 wait, you know, an extra six, twelve months just to get
3 the equipment?

4 MR. BARLETTA: Actually the backhoe -- our
5 previous backhoe failed back in August. So, we actually
6 started renting a new backhoe, paid for out of the current
7 fiscal year budget.

8 So, we are actually in like a rent-to-buy
9 scenario. So, we already have the backhoe. This would
10 give us the money to purchase it instead of --

11 (Pause.)

12 MODERATOR: Those in favor, 603; those opposed,
13 25. The motion carries.

14 Article 20. Ms. Zahora?

15 MS. ZAHORA: Mr. Moderator, are you going to
16 split that question?

17 MODERATOR: Pardon me?

18 MS. ZAHORA: Are you going to split this one?

19 MODERATOR: Yes. This question is -- the motion
20 is divided into two motions. The one is for the
21 authorization to sell the town hall property, and that's
22 just a majority vote. And the second part is
23 authorization of borrowing to demolish the house -- the
24 house -- that sort of thing. So, that's a two-third

1 majority vote.

2 MS. ZAHORA: Thank you. I move that the board of
3 selectmen is authorized to dispose of the town-owned
4 property on Castle Road and Goddard Drive. Notice the
5 coast guard housing identified by assessors as Parcel 12D-
6 0-41, and described in a deed recorded in the Essex County
7 Registry of Deeds in Book 24011, Page 401, and apply the
8 proceeds of such sale in accordance with General Law,
9 Chapter 44, Subsection 63 of the General Laws under the
10 following conditions: That the existing houses are
11 demolished; the in-ground oil storage tanks are removed;
12 the land is leveled; the land is subdivided; and subject
13 to any title issues being resolved, twelve individual lots
14 are sold with deed restrictions prohibiting any single
15 individual, entity, or group from purchasing more than one
16 lot, prohibiting -- would you like to get that?

17 MODERATOR: If it's for me, I'm not here.

18 MS. ZAHORA: Okay. I'm busy now. Let's see,
19 back to twelve. Twelve individual lots are sold with deed
20 restrictions prohibiting any single individual entity
21 group from purchasing more than one lot; prohibiting any
22 lot from being combined with any other lot; and limiting
23 the maximum floor area ratio of said lots to twenty-five
24 percent. And further, to reduce construction congestion

1 and authorize the board of selectmen to sell alternating
2 lots in two offerings over two years.

3 MODERATOR: Seconded by Mr. Vanderslice. Further
4 discussion on the motion? Michael?

5 MR. MANNING: Mr. Barba.

6 MODERATOR: Okay, Peter.

7 MR. BARBA: Good afternoon. Pete Barba, 22
8 Emerald Road, the chairman of the Coast Guard Design and
9 Development Advisory Committee.

10 I'm hoping you all had a chance to attend one or
11 both of our presentations. The first one being last
12 september and we held one on April 28th. Today I'll go
13 over some information from those presentations. But due
14 to time constraints it is whittled down a little bit.

15 Slide 2, please. Our committee was formed at
16 town meeting in 2017. Keep in mind that there were two
17 prior committees that also worked on the disposition of
18 this property before us. We've been working on this
19 collectively for sixteen years. The current committee
20 took the approach based on the objective in order to
21 maximize the long-term benefits to the town. We collected
22 and studied data to help direct us towards our
23 recommendation in hope that its balanced and fair.

24 Slide 3. The basic background information on the

1 existing site is its currently deeded as one parcel of
2 property with twelve houses on it. The houses were built
3 in the 1950s as temporary military housing. They are two
4 by three construction, slab on grade, uninsulated, with
5 roofs and heating systems that date back to the 1970s.
6 There are also underground heating oil storage tanks that
7 are dated, and could have potential to leak, impacting the
8 environment and costing the town in clean-up costs. These
9 houses are past their usual life, and require an estimated
10 30 to \$35,000 each in improvements just to keep them going
11 as rental properties.

12 Due to the type of construction, just -- they
13 would not meet current building codes or energy codes, and
14 improvements would be very costly to owners to bring them
15 or any part of them up to current building and energy
16 standards.

17 The town still owes \$1.86 million dollars on the
18 loan, and the loan is due in 2024.

19 To date, the town has only made two principal
20 payments, and we've paid \$762,000 in interest.

21 The houses are rented, but mostly at below market
22 rates, due to the fact that the renters are month to
23 month. The town does use some of that rental income,
24 approximately \$125,000 a year in general operating budget.

1 This number does vary year to year, based on repair
2 expenses and turnover. The town usually spends between 6
3 and as much as \$20,000 a year on improvements when new
4 tenants are moving in; things like cabinet, paint, carpet,
5 and appliances.

6 Slide 4, please. I know this is a busy slide,
7 but its our work plan. The committee developed this six-
8 phase work plan to guide us through the process, whereby
9 we put a list of options together; developed a list of
10 criteria to judge those options. We worked with real
11 estate professionals; we collected and studied data from
12 various sources to help us with this scoring. This gave
13 us the ability to score each option against data in an
14 unbiased manner.

15 Here's a list of some of the information and data
16 we collected. A site assessment from the Hall Company.
17 And for those that don't know the Hall Company has managed
18 the property since the town purchased it.

19 We used a government assessment of the property
20 from the time of the sale; we looked at census
21 information; one and three year trends for home sales;
22 home buying comparisons; property tax information; 40B
23 Massachusetts affordable housing laws; as well as Nahant
24 Zoning Bylaws; subdivision bylaws; Chapter 30B procurement

1 laws; 20,000 -- yeah, 2017 selectmen survey; various
2 materials from the prior two committees; underground
3 storage tank documentations; leases and rental
4 information, and we worked with two separate engineering
5 companies, as well as local real estate professionals. We
6 also met with several town boards and committees, as well
7 as solicited public input. So, a lot of work went into
8 this.

9 Slide 6? I'm going to go over the criteria we
10 used to score the option. We did basic scoring from zero
11 to ten. Zero being low; ten being high. All of our
12 scoring was done by each member of the committee at home.
13 They took home their score card and did the scoring, so
14 that there was no bias.

15 Our first criteria was design and character that
16 fit with the neighborhood. This criteria had a double
17 weight on scoring, since the committee felt most strongly
18 about how this property would fit into the neighborhood,
19 the Bass Point area, and all of Nahant.

20 The financial criteria was broken down to two --
21 to two different layers. The first one was the financial
22 sales income; and the second one was the ongoing rent
23 revenue or tax revenue, or ongoing costs if we turned it
24 into open space. Each one of the financial sections were

1 scored at fifty percent waiting.

2 The next criteria was impact on the neighborhood.
3 We wanted to look at the impact on the neighborhood, not
4 only of the immediate abutters, but the Bass Point area
5 and the school. We scored on traffic, housing density,
6 and transition to end state.

7 The next two criteria on meeting the housing
8 needs of the town. The first being affordability.
9 Scoring was essentially against low versus high cost in
10 housing. The second criteria on meeting housing needs of
11 the family -- I'm sorry, housing needs of the town was
12 elderly and young families. Nahant has an aging
13 population looking to downsize, but also a lack of new
14 young families looking to purchase in Nahant.

15 The next criteria was affordable B housing.
16 Unfortunately, Nahant does not have a 40B plan in place.
17 40B is an extremely complicated -- complicated law with
18 legal requirements and a 40B process that's very
19 difficult. It was difficult for the committee to
20 understand and address without this 40B plan. It's also -
21 - it would also have taken a lengthy -- an expensive legal
22 counsel. So, we ended up dropping this criteria from our
23 scoring. What we did learn about 40B, was there are
24 friendly and unfriendly 40B projects. What concerned the

1 committee was that an unfriendly developer could obtain
2 this property and deem all or a portion of it, 40B and not
3 have to comply with any zoning bylaws. This could result
4 in an unwanted project all the way up to a high-rise
5 development.

6 The next criteria was being respectful of zoning
7 bylaws. The committee wanted to protect against over
8 development.

9 And final criteria was the ability to execute.
10 Basically, can it be done? Well, townspeople agree that
11 this recommendation is fair and balanced in the short and
12 long-term financial needs, the housing needs of the town,
13 while taking into account impacts on the neighborhood and
14 the town. Bottom line is will this body vote to recommend
15 and move forward?

16 Slide 7. So, now you know how we developed and
17 executed the work plan and criteria. Let's look at the
18 options. Keep in mind there were a lot of other options
19 talked about, but the committee was able to quickly
20 eliminate them and focus on ones that made sense.

21 So, we started with open space. Just tearing
22 down -- tearing down the houses right away, paying off the
23 loan with other means through taxes or CPC funding;

24 Option two was to continue renting the existing

1 houses to pay off the loan, and then turn the property
2 into open space;

3 Option three, sell enough houses or lots to pay
4 off the loan and turn the rest into open space;

5 Option four, was an over fifty-five community
6 with a senior center;

7 Option five, was to design and build a simple --
8 a sample house, sell that house, and use the proceeds to
9 design and build the next and so on;

10 Option six, was more lots at 9,500 square feet;

11 Option seven, was every lot 10,000 square feet,
12 and the remaining land becomes open space;

13 Option eight, was townhouses to open space;

14 Option nine, was single-family houses and
15 townhouses?

16 Next slide, please.

17 Option ten, was to sell them as is with
18 restrictions;

19 Option eleven, was to tear down and sell ten lots
20 with restrictions; and

21 Option twelve, was to tear down the houses and
22 sell twelve lots with restrictions.

23 Some other options that were discussed were tiny
24 houses, more houses on much smaller lots, large scale

1 development -- apartment type buildings or a small condo
2 complex. Little or no research was done since the
3 committee felt there were too many hurdles to overcome.
4 These all added density to the neighborhood, increased
5 traffic, zoning issues, and if done by a developer, up-
6 front sales would be taken by that developer.

7 Next slide. So, the committee's recommendation,
8 you've heard it; I'm going to repeat it. Tear down
9 existing twelve houses, contour the land to approve
10 aesthetics, run off, and marketability, and divide into
11 twelve buildable lots. The proceeds of the sale shall pay
12 off the loan, and all associated costs for the removal of
13 the houses, contouring of the land, legal fees to
14 subdivide the property, and any other associated costs.

15 The town should retain the following tracts of
16 land: a 15-foot wide path to connect the Heritage Trail
17 to Bailey's Hill; a 30.9-foot wide tract of land abutting
18 the golf course; and the property that allows dirt road
19 access to the bunker.

20 We further recommend that the minimum bid for a
21 house be set at the current market value. Limit the
22 purchase of one lot per individual entity or group, and
23 staggering sales by selling every other lot -- house lot
24 over a two-year period. This will help prevent someone

1 from buying two lots and combining them. It also spreads
2 out the sales over a two-year period, lessens the flooding
3 of the market with so many lots on the market at one time.

4 And finally, through deed restrictions, no lots
5 can be combined and to limit the floor area ratio to
6 twenty-five percent. Twenty-three is the average of
7 abutters.

8 So, the following slide -- next slide, please, go
9 into a little more detail.

10 In our recommendation, we point out that we want
11 to keep three tracts of land. To the blue block to the
12 far left represents an area that abuts the golf course.
13 One of the golf cart paths actually run through the corner
14 of the property. Most of that tract of land is a steep
15 incline and doesn't add any value to the lot -- the
16 adjacent lot.

17 To the bottom of the page is the encroachment of
18 the dirt road to the bunker. Keeping this land allows for
19 clear access to the bunker. And then in the middle of the
20 page is a 15-foot wide path that would connect the
21 Heritage Trail to Bailey's Hill. Currently, there is an
22 easement on the property, and we'd like -- we think the
23 town should retain it and have it. We envision a path
24 with some shrubs or trees on both sides so that it would

1 give privacy to the two adjacent lots.

2 Next slide, please? Our recommendation has to
3 have deed restrictions for a twenty-five percent floor
4 area ratio to be placed on the property. This chart is
5 showing rough lot sizes with houses of forty-five percent
6 floor area ratio, which is allowed by current zoning
7 bylaws, and also showing with the restriction of a twenty-
8 five percent floor area ratio.

9 As you can see, a 10,000 square foot lot could
10 have a house that's 4,500 square feet, and that's
11 allowable by zoning bylaw.

12 The largest house on the lot -- the largest lot
13 would be somewhere around 6,000 square feet. With twenty-
14 five percent floor area ratio, the largest house on the
15 smallest lot is 2,500; and the largest house on the
16 largest lot would be somewhere around 3,335 square feet.

17 Next slide. So, this is actually in the back of
18 your warrant book. This is in color. The orange blocks
19 are the existing houses, and the blue blocks are forty-
20 five percent floor area ratio.

21 Next slide. This slide shows the same thing,
22 only the houses -- existing houses are in orange, but the
23 blue blocks are twenty-five percent floor area ratio.

24 Slide 15, please? And this is just an aerial

1 rendition that one of our engineering companies did to
2 show kind of the different in what it looks like.

3 Through our work over the past four years, the
4 committee sees this option as giving the town a clean
5 sheet of paper approach that will aesthetically approve
6 the neighborhood by removing the carbon copy houses built
7 up on mountains. By selling the house lots, the town can
8 take in between \$4.2 and \$4.8 million, so that the town
9 can pay off the loan of \$1.88 million, recoup the money
10 already spent on the loan, plus the \$762,000 we've spent
11 in interest. Preparing the -- preparing the lots would
12 run the town approximately \$300,000. That would give us
13 somewhere between a million and a million eight as a
14 bumper. Keep in mind that we do have ten oil tanks that
15 are still in the ground. And if those are leaking, we
16 will have to pay up clean -- pay clean up costs.

17 In working with real estate professionals, the
18 committee's -- the committee came to the realization that
19 any developer wanting to purchase this land for
20 development would pay the minimal amount. The two
21 previous committees did receive offers, and those offers
22 were \$2.1 million, which is what we bought the land for.
23 And both of those had houses or residents in the count of
24 about twenty-eight. With the way the market is right now,

1 with materials, that number twenty-eight could go much
2 higher. And what we were trying to, you know, fight over
3 development.

4 The other concern we have is a 40B unfriendly
5 development, as I mentioned in the scoring criteria. 40B
6 is a state law; basically requires towns to meet a number
7 of housing units or land area that are affordable by the
8 law's definition. When a developer builds 40B
9 construction, they don't need to comply with any zoning
10 bylaws. That's any. An unfriendly 40B developer can
11 essentially build, as I said earlier, a high rise, a condo
12 complex. Our schools probably wouldn't be able to support
13 it if it was that big. And there wouldn't be anything we
14 could do to stop it.

15 Chapter 30(b) procurement laws. The committee
16 understands that there are families that live in these
17 houses. And we would love to be able to offer them first
18 right of refusal to purchase a house or a lot. However,
19 Massachusetts 30(b) procurement laws require that these
20 project -- property -- this property go out to public bid
21 and favoritism can't be shown to anyone. The current
22 residents can bid on these properties, just as anyone else
23 can.

24 So, the loan is coming due; we continue to pay

1 interest; and the real estate market is an all-time high.
2 Now is the time to act.

3 I want to thank the members of my committee. I
4 think we did an outstanding job; we worked very hard. And
5 I urge you all to vote in favor of this recommendation.

6 (Applause.)

7 MODERATOR: Here, here. A lot of work by the
8 committee. That's great. Thank you, Mr. Barba.

9 Further discussion on the motion?

10 MR. MANNING: My name is Michael Manning. I live
11 at 12 Fenno Way. I rise to -- first of all, thank Mr.
12 Barba and his committee for their excellent work and
13 presentation up to this point.

14 I do, however, believe that the fact that they
15 did not use in their criteria --

16 MODERATOR: Michael, as I understand it, you're
17 about to make a motion that is not debatable. And if
18 you're making a motion that's not debatable, you can't
19 debate it first.

20 MR. MANNING: In that case, I'll proceed to the
21 motion, Mr. Moderator.

22 Pursuant to Nahant Town Bylaws, Article II,
23 Section 9, I move to refer the matter under discussion to
24 the planning board until the next annual town meeting to

1 determine whether the recommended approach is in the best
2 interest of the town, advantageously meeting its
3 objectives for affordable housing under Massachusetts
4 General Laws 40B on regional planning.

5 MODERATOR: Motion has been made to refer the
6 motion.

7 UNIDENTIFIED: Second.

8 UNIDENTIFIED: Second.

9 MODERATOR: Is there a second? Did somebody
10 second?

11 UNIDENTIFIED: Second.

12 MODERATOR: Okay. Motion's been made and
13 seconded. A motion to refer under our bylaws is not
14 debatable. So, in order to deal with the motion, we have
15 to vote.

16 So, those in favor of referring the main motion
17 to the planning board in accordance with the -- the motion
18 to refer vote yes, and those against, vote no.

19 We have a question?

20 UNIDENTIFIED FEMALE: (Indiscernible).

21 MODERATOR: Yes. He made a motion to refer this
22 Article to the planning board. And in our -- so, what
23 that would be is we would -- we would not act on the main
24 motion today. Instead, it would go to the planning board

1 to be acted on.

2 UNIDENTIFIED MALE: Explain what --

3 MODERATOR: And the motion to refer is under our
4 bylaws. It's like calling the question. It's not
5 debatable. It simply must be voted on.

6 UNIDENTIFIED FEMALE: So, I understand that it's
7 not debatable. So, what you're saying -- if I understand
8 that, this motion means that it goes to the planning board
9 and then they'll decide in a year?

10 MODERATOR: I don't know whether they'll decide
11 in a year or not.

12 UNIDENTIFIED FEMALE: That's what he just said --
13 that's what --

14 MODERATOR: If you vote yes, then this will be
15 referred to the planning board and not be acted on this
16 year at this town meeting. If you vote no, then we
17 proceed and deal with the main motion.

18 So, we're going to take a little extra time and
19 make sure everybody's vote is counted here. But let's go
20 ahead and vote.

21 UNIDENTIFIED MALE: Is the vote open?

22 UNIDENTIFIED FEMALE: Vote's not open.

23 MODERATOR: Is the vote open? Well, it's open
24 now.

1 UNIDENTIFIED FEMALE: It's not.

2 MODERATOR: Okay.

3 (Pause.)

4 MODERATOR: Okay, we're going to start the ten
5 second countdown.

6 Those in favor of referring to committee, 301;
7 those against, 536. The motion fails.

8 (Applause.)

9 MODERATOR: Now we go to further discussion on
10 the main motion. Yes, sir? What?

11 MR. TAYLOR: I'm sorry.

12 MODERATOR: Don't be sorry.

13 MR. TAYLOR: My turn?

14 MODERATOR: Your turn.

15 MR. TAYLOR: My name's Chesley Taylor; I live
16 right over there on Flash Road. I fully support this
17 Article. I think it's way about time we did something.
18 We have only a few more years before the whole nut is due.
19 We've been spending -- and Peter, great job because you
20 updated my numbers -- I like to go by the numbers. I --
21 \$762,000 we've paid in interest. We've been just paying
22 interest for eleven out of thirteen years. When I was on
23 the board of selectmen, Mr. Barilla and I tried to sell
24 these and ran into the next meeting. The next meeting

1 which was Peter Barber and he did a great job.

2 Congratulations.

3 (Applause.)

4 MR. TAYLOR: I only have one thing to really add,
5 because he covered everything -- and he really did. I
6 think Nahant should really get out of the rental business.
7 I really think it's beyond, beyond, beyond. To take the
8 money that we've been getting from renting to pay off an
9 interest on a loan, and then to balance our budget, I
10 think is about time we didn't do it anymore. I just think
11 it's outdated.

12 And I fully support this, and I hope we pass it
13 now. Thank you.

14 (Applause.)

15 MODERATOR: Thank you. Further discussion?

16 MS. DEVEREAUX: Thank you, Mr. Moderator. Paula
17 Devereaux, 4 Interval Road in Nahant and I'm also chair of
18 the Open Space and Recreation Planning Committee. And I
19 want to thank the Coast Guard Housing Committee for voting
20 to retain the easements for the Heritage Trail, and the
21 other open space that is required in that area.

22 I do have a question for town counsel, 'cause I
23 just -- I didn't hear the exact wording of the motion, and
24 I just want to make sure that the motion does allow for

1 the selectmen to retain that land and those easements.

2 MR. BARLETTA: Well, legal's taking a look to
3 answer your specific question.

4 MS. DEVEREAU: I just want to make sure, because
5 you've got to be careful with this --

6 MR. BARLETTA: Sure.

7 MS. DEVEREAU: -- the town meeting votes.

8 MR. BARLETTA: The town owns the entire lot now.
9 So, what this Article is doing is authorizing the sale of
10 those other portions. So, we're actually not going to
11 retain an easement of our own property, right? But he's
12 going to answer the question that the Article specifically
13 states that.

14 MS. DEVEREAU: Thank you.

15 MR. RICHE: So, we don't see it there in the
16 motion, but we'll entertain a friendly amendment to make
17 sure its in there.

18 MS. DEVEREAU: Okay.

19 MR. RICHE: All right?

20 MS. DEVEREAU: Yeah, so I'd like to make a
21 friendly amendment to make sure that the town in disposing
22 of the property retains the three areas that were shown:
23 one for the Heritage Trail, one abutting the golf course,
24 and one for the dirt road to the bunker.

1 (Applause.)

2 MODERATOR: We're going to work on a little
3 language for that, but we'll put it in.

4 Okay. So -- okay, we're going to -- we've got a
5 friendly amendment to -- to accept what Paula had talked
6 about, which we appreciate very much.

7 And our town counsel will now read the addendum
8 to the motion to cover those three areas.

9 MR. RICHE: Thank you, Mr. Moderator. I think as
10 you probably see in the original Article, Article 20,
11 there were a list of conditions, and they were somewhat
12 abbreviated in the original motion so the original motion
13 would include the conditions that were previously read,
14 and then would include an approximate 15-foot wide path to
15 connect the Heritage Trail to Bailey's Hill; an
16 approximate 30-foot wide easement abutting the golf course
17 to clear encroachment of the first tee; and an
18 approximately 10 to 20-foot wide easement abutting
19 Bailey's Hill to eliminate any encroachment to the dirt
20 road access to the bunker. So, that would be the friendly
21 amendment to be added to the conditions that had already
22 been read.

23 MODERATOR: Further discussion? Yes?

24 MS. WALSH: Are we discussing the amendment now?

1 MODERATOR: Yeah, the amendment was accepted as a

2 --

3 MS. WALSH: Okay, I don't have discussion on the
4 amendment.

5 MODERATOR: No, the amendment is accepted.

6 MS. WALSH: Accepted, oh okay.

7 MODERATOR: By the -- by the maker. So, that's -

8 -

9 MS. WALSH: Okay.

10 MODERATOR: -- a fete accomplice, so to speak.

11 MS. WALSH: Fine.

12 MODERATOR: And you can speak on the main motion.

13 MS. WALSH: So, I'm Judy Walsh, 33 High Street.

14 I believe that this town has precious little affordable
15 housing. And the idea of taking away twelve houses that -
16 - each of which contains certainly more than one person,
17 makes no sense at all.

18 You were talking about the cost of upgrading the
19 houses so that they would be in condition to go forward as
20 they are. And so, \$35,000 for each of the twelve houses
21 would be \$420,000. It seems to me that that is worthwhile
22 doing, rather than spending \$300,000 to make the lots
23 level and sell them off. So, that's all I have to say.

24 (Applause.)

1 MODERATOR: Thank you. Next? Any further
2 discussion please?

3 MS. GOODWIN: Heather Goodwin, 22 Breezy Hill
4 Terrace.

5 I'm happy for this opportunity to speak publicly
6 about the coast guard housing warrant, and I think you
7 should vote no and this is why. This land belongs to
8 Nahant and our community. Eight years ago we had a plan
9 to help our most vulnerable residents, our elderly. The
10 problem of affordable and elderly housing has not gone
11 away. In fact, it's more crucial than ever that we
12 address this problem in Nahant. This land can and should
13 be used in a way that is beneficial to everyone.

14 We should also think about the residents who
15 already live there. That is affordable housing for them;
16 that is their homes. These people are my neighbors, and
17 they should not be forgotten about or just cast aside to
18 make a quick buck.

19 Our community also has an opportunity to create
20 open space with this land if we choose. The committee
21 said that carving out open space on this beautiful piece
22 of land was too difficult. This land has ocean views.
23 You can see all the way to East Point and Graves Light and
24 beyond from it. Isn't that worth the trouble? I

1 certainly think so.

2 If I've learned anything this year, it's that
3 anything is possible if the people of Nahant want to
4 accomplish something they believe in.

5 We are going to be borrowing hundreds of
6 thousands of dollars just to start this process. And for
7 me, there's too many unanswered questions still.

8 If we remove -- if we are going to move forward
9 with the plan for the future, we need to look to the past;
10 we need to also honor the present. I believe that this is
11 possible. Please vote no so we can come together with a
12 new vision for what we can do with this opportunity,
13 because this is a once in a lifetime opportunity for
14 Nahant. We'll never get a piece of land like this in
15 Nahant to do something that matters again. Something we
16 can all look at and be proud of. And that vision might be
17 different for everyone. Voting no gives us all a voice in
18 what Nahant future can look like. The future I see
19 includes collaboration between young and old, new
20 residents and townies; it's inclusive, thoughtful, and
21 benefits all of us.

22 The chairman started his presentation saying that
23 this is long-term benefits for the town. I guess what you
24 need to do before you vote is ask yourself what does

1 "long-term benefits for the town" mean to you.

2 (Applause.)

3 MODERATOR: Thank you. Further discussion on
4 the motion?

5 MR. ZACH: Hi, my name is Ben Zach, 18 Furbush
6 Lane. I just had a question regarding the conditions --
7 so there were conditions on the floor area and other
8 restrictions placed on the land, and how exactly are those
9 conditions legally going to be enforced, and placed on the
10 property? And specifically, I guess to the extent, could
11 it after -- who would otherwise be exempt from honoring
12 the bylaws and zoning conditions still over build and what
13 would the consequence of that be?

14 MR. BARBA: So, there would be deed restrictions
15 placed on each lot. That would limit the twenty-five
16 percent floor area ratio, and the inability to combine
17 lots. Anyone going to get a building permit for anything
18 larger than twenty-five percent floor area ratio, would
19 need to go in front of the zoning board. And you know,
20 that's kind of the protection; that's the enforcement.

21 MR. ZACH: But if an entity was not -- was exempt
22 from zoning regulations, could they still just build as
23 they wish?

24 MR. BARBA: If it's 40B, they can build whatever

1 they want.

2 MR. ZACH: Okay. So, the only way to really
3 prevent over building or to control the land as we own it,
4 right, is that -- the only way to do it is to hold onto
5 it, right? Is that -- or can covenants be attached to the
6 deed and the title itself, the change, so that it becomes
7 a legal issue and zoning is taken out of the picture.
8 'Cause it's a legal convenient on the property and the
9 title of the land itself.

10 MR. BARBA: I'm not a legal expert --

11 MR. ZACH: Okay, maybe that's either legal
12 counsel?

13 MR. SKRIP: Repeat that?

14 MR. ZACH: Is it possible to attach covenants to
15 a parcel of land before it is sold that would -- that
16 would form the basis of the enforcement that is sought by
17 the proposal as it stands now.

18 MR. SKRIP: Well, the covenant would go in the
19 deed that goes along with the parcel.

20 MR. ZACH: Pardon?

21 MR. SKRIP: The covenant would go along with the
22 deed --

23 MR. ZACH: Yes.

24 UNIDENTIFIED MALE: -- that goes along with the

1 parcel, and that would be enforceable by the abutting
2 neighbors. And if it's a zoning issue it would be
3 enforceable through the building department.

4 MR. ZACH: Okay, so --

5 MR. SKRIP: Does that answer your question?

6 MR. ZACH: Okay. So, just so I'm clear. So --
7 so the way its done now though it would be the zoning
8 department that would be the enforcement and --

9 MR. SKRIP: Anyone can file a request for
10 enforcement through the zoning -- building department and
11 follow 40A in that direction. That exists for anyone at
12 any point in any parcel. These particular parcels are
13 envisioned with restrictions that go along with them
14 regarding floor area ratio and combining parcels of land.

15 MR. ZACH: Okay. So, I guess one of the things
16 I'm thinking is, how do we avoid the situation we've got
17 with Northeastern with this parcel of land going forward
18 in the future, if it were to be sold.

19 MR. SKRIP: Well, at this point we own that
20 parcel, unlike Northeastern. We never really owned that
21 particular parcel before the federal -- well, after the
22 federal government obtained it. So, this is a whole
23 different -- this is apples and oranges. We owned them
24 now so we could put some control on how we sell them

1 moving forward.

2 MR. ZACH: Okay.

3 MR. SKRIP: All right?

4 MR. ZACH: Yep.

5 MR. SKRIP: Great, thank you.

6 MR. ZACH: Thank you.

7 MODERATOR: Further discussion on the motion?

8 Yes, please.

9 MR. RICHEY: Thank you Mr. Moderator --

10 MODERATOR: Mr. Richey.

11 MR. RICHEY: -- to the prior -- prior question.

12 I think it's also important to recognize as indicated in
13 the presentation, the property that's owned by the town
14 will be subject to a sale pursuant to what's called
15 Chapter 30B, Section 16. That's the Uniform Procurement
16 Act. That section dictates how real property is sold by
17 the town. And in that -- in that section, one of the
18 requirements is that a request for proposal is to be
19 issued for the sale of the property. And in that RFP, the
20 town would put in conditions as to how the property is to
21 be sold and what would be controlling in a sale. That
22 would ultimately lead to any deed restrictions.

23 So, the conditions the town meeting says -- the
24 conditions that town meeting places on that sale would

1 translate to what goes into the RFP issued by the town
2 administration. And that would limit the future use. So,
3 that's another mechanism whereby there would be protection
4 as to how the property could be used in the future,
5 because it would limit who would be the interested parties
6 and how it would be sold and how it could be used. So,
7 that would be more information for the town.

8 MODERATOR: Thank you, Mr. Richey.

9 Yes, sir?

10 MR. GROHL: Jody Grohl, 65A Bass Point Road. My
11 question is exactly what you were just talking about. And
12 the question is, what restrictions or what covenants can
13 be placed on the deeds that if this is approved that to go
14 the purchasers. Is it limited to the restrictions that
15 have been raised today, one of which is the floor area
16 ratio?

17 The reason I ask this is the two newer houses
18 that were just built on the corner of Nahant Road and Pond
19 Street, is actually a subdivision. And within that
20 subdivision, there are restrictive covenants. The very
21 first restrictive covenant on -- there's six lots there --
22 the restrictive covenant before the purchaser's built,
23 they had to submit the plans for approval.

24 I would like a similar type restrictive covenant

1 if this Article is approved so that somebody can submit
2 the plans to somebody and they get approved.

3 Another example of a restricted covenant, believe
4 it or not, is you can't have aluminum siding. Another one
5 is the no window air conditioners. Another one is no
6 satellite dishes.

7 So, can the board of selectmen during the 30B
8 process list further restrictions other than the
9 restrictions we've heard today such as the floor area
10 ratio, no buying two adjoining lots? And that's the
11 question.

12 UNIDENTIFIED MALE: The board of selectmen are
13 limited to what you restrict them to -- how to act. So,
14 if you are interested in specific restrictions, you can
15 make that part of a friendly amendment. If you want to
16 give them some leeway in that regard, you are able to do
17 that as well.

18 So, if you're specifically concerned about
19 certain restrictions, you can make an amendment to try to
20 include those in the vote. But if you want to give the
21 selectmen some discretion in that regard, you have that
22 right as well.

23 MR. GROHL: I think that's too overwhelming, and
24 you know, I agree with the restrictions that the committee

1 came up with; I think they're great. I think the
2 committee did a great job. We're going to have five
3 hundred different opinions of what the restrictions should
4 be.

5 So my question is, under the 30B process, can
6 additional restrictions not heard today be added?

7 UNIDENTIFIED MALE: If that's how town meeting
8 votes, yes. 'Cause right now it's town owned property.
9 So, if you authorize them to add restrictions they seem,
10 deem appropriate, then they can add more. But if you want
11 more specificity with that --

12 MR. GROHL: Could I --

13 UNIDENTIFIED MALE: -- that is part of the --

14 MR. GROHL: -- throw that out as a friendly
15 amendment that if this passes and the lots are sold by a
16 30B process, that the board of selectmen can add
17 reasonable restrictions to the deed?

18 UNIDENTIFIED MALE: Yes.

19 UNIDENTIFIED MALE: So, the other point is, this
20 will be a new subdivision. So, it has to go in front of
21 the planning board, and any additional restrictions could
22 be discussed by the planning board and put on by the
23 planning board.

24 MR. GROHL: Okay. If that's the answer, my

1 question is, do we have wiggle room to add more
2 restrictions and not just the floor area ratio, the time
3 you have to build, the joining of lots.

4 UNIDENTIFIED MALE: Thank you. I think I can try
5 to jump in a little bit here.

6 So, the restrictions you vote today would be
7 requirements. That would limit the authority of the board
8 of selectmen. The board of selectmen then has the
9 authority as they develop the RFP to determine what's in
10 the best interest of the town developing that RFP. And
11 that -- I'm sorry -- that can include additional
12 restrictions fine tuning. So, I think it's -- it wouldn't
13 be necessary for today, I think you said you're not
14 interested in putting in those fine tuning points. But
15 the selectmen can do that in the best interest of the town
16 and ultimately the proposal would have to specify how the
17 property is going to view. It's kind of like you were
18 talking about submitting a plan. A proposal would
19 actually have to show what is going to be done with the
20 property. Then ultimately it would go to the planning
21 board to approve for final approval. But the selectmen do
22 you have additional discretion to make sure that the
23 ultimate RFP reflects the interests of the town, including
24 these restrictions which would be requirements. So,

1 you're voting like the base level requirements. And then
2 some additional restrictions could be imposed.

3 So, I think the simple answer to your question is
4 yes.

5 MR. GROHL: Thank you.

6 MODERATOR: That's a long yes. Thank you.
7 Further discussion? Yes, sir?

8 MR. HAMBLETON: Tom Hambleton, 17 Kenney Avenue.

9 I just want to clarify the friendly exchange that
10 was made before. Because our Article we submitted was
11 changed during the process.

12 But where it says "lots cannot be combined while
13 retaining". So, you'd strike that permanent easement in
14 and under all of that. "The following areas of said
15 property for the town." So, approximately a 15-foot wide
16 path connecting to Heritage Trail. So, that would be
17 retained. Approximately 30-foot wide area of land
18 abutting the golf course. Not an easement, but retaining
19 it. And the 15 to 20-foot wide area, again, abutting
20 Bailey's Hill. So, those aren't easements in any way.
21 The committee had voted to retain those, especially
22 respecting the Heritage Trail --

23 MODERATOR: This property --

24 MR. HAMBLETON: -- and the work they've done.

1 MODERATOR: Okay. Should -- so, let's --

2 MR. HAMBLETON: Right?

3 MODERATOR: -- clarify the -- amend this whether
4 that's so.

5 MR. RICHE: Thank you, Mr. Moderator. I think
6 that was a correct statement. So, when we look at the
7 Article, those three -- obviously you're selling the
8 property, so the property's going to be sold. And it's
9 going to be subject of retention of the 15-foot path to
10 connect to the Heritage Trail to Bailey's Hill. The
11 approximately 30-foot easement, 'cause obviously the town
12 won't own it anymore, so it will be retaining an easement
13 on that property --

14 MODERATOR: No, I think the --

15 MR. RICHE: No (Indiscernible -- simultaneous
16 speech) retaining it.

17 MODERATOR: The idea is that the town will retain
18 the property --

19 MR. HAMBELSON: Town is retaining it; it's not an
20 easement.

21 MR. RICHE: All right. We're looking to retain
22 that property.

23 All right. Then -- I'm sorry. That would be
24 retained --

1 MR. HAMBELSON: Then my language is correct?

2 MR. RICHE: Yep, I'm sorry.

3 MR. HAMBELSON: No problem.

4 MODERATOR: Great. Can we have your language?

5 Tom, can I have your language so we can read it when we're
6 going to vote?

7 Okay. Further discussion? Let me read the
8 motion as its changed now in view of that change.

9 I can't -- I need the motion first.

10 MR. QUIRK: Yes. Thank you, Mr. Moderator. Toby
11 Quirk, 296 Castle Road --

12 MODERATOR: Mr. Quirk --

13 MR. QUIRK: I thought it might be interesting for
14 the voters to hear from somebody who actually lived there
15 in these homes.

16 A couple of points. First of all, I want to
17 congratulate the committee. I have a great deal of
18 respect for Mr. Barber and each one who's on the
19 committee, and also their process to take all these
20 courses of actions and to evaluate them, add them up, and
21 come up with the course of action they did.

22 I just have a few, I suppose, opinions if you
23 will that contradict some of the premise.

24 The phrase "temporary military buildings", keeps

1 being repeated over and over again. I'm a twenty-three
2 year veteran in the United States military. And my wife
3 and I and family have lived in these Cape Heart (sic)
4 houses in many parts of the country. They're nice;
5 they're still there. The air force and the army are still
6 maintaining them. Yes, they have to have new roofs. Yes,
7 they have to have new furnaces and so forth. But that's
8 part of keeping up a building. In fact, most of you
9 homeowners know that roofs don't last forever, neither do
10 heating systems. So, I don't see why these buildings are
11 called "temporary military buildings". They're not;
12 they're permanent. They're very attractive; they're very
13 nice to some of us.

14 When we first moved to Nahant in 2014 -- yes, I'm
15 brand new; I'm not really a Nahanter yet -- we lived at
16 Bass Point apartments. And we looked at many, many
17 options in Nahant to buy, to rent, and so forth. We found
18 these coast guard housing homes to be very attractive for
19 us; we chose to live there. It's a nice house.

20 The statement that they're uninsulated, I don't
21 know, go up in my attic. There's foot thick pink
22 insulation through the whole attic. And by the way, the
23 rafters in that attic are very well constructed. I've
24 been in many homes in my life; I've owned some homes. And

1 these are well constructed buildings. They're not
2 temporary military houses. They're not uninsulated. The
3 heating systems are pretty efficient. I heard a statement
4 on one of the briefings, it may have been tongue in cheek,
5 I don't know. One of the briefers from the committee
6 said, "I wouldn't want my mother to live there 'cause
7 she'd freeze to death." well, my wife and I live there.
8 In the wintertime, we set our thermostat at 58 degrees
9 because we're kind of frugal. We sleep comfortably at
10 night. We wake up in the morning, we turn up the
11 thermostat and it's very comfortable. It's an efficient
12 ranch house.

13 Now, to say that it's built slab on the ground,
14 I'm not sure what was meant by that, but I have built a
15 building on a slab in Massachusetts. A slab in
16 Massachusetts has a foundation that goes down beyond the
17 frost line, just like the foundation of any home with a
18 basement. In fact, a foundation like a basement that's
19 just filled with earth, and then they pour the slab on top
20 of it with rebarb construction. So, it's not a temporary
21 building; it's not uninsulated. The heating system is
22 efficient, and it's well constructed.

23 Now, one of the criteria that the committee
24 presented was affordability. And then that criteria was

1 weighted to see how they would decide. I'm not sure what
2 weight they gave to it. But right now -- and I'm no real
3 estate agent -- a ranch home -- it's a three-bedroom
4 ranch, one bath, it's got a nice piece of frontage, it's
5 got its own independent driveway, a shed, and a nice
6 backyard, by the way. I don't know what goes for. I'm
7 guessing at least a half a million dollars, maybe six
8 hundred, I don't know. As was said, the real estate
9 market is very high right now and it's a seller's market.
10 It -- once the land is excavated and the lots are sold, I
11 believe the lots would go for about \$400,000. Because
12 comparable lots on that Pond Road site that Mr. Grohl
13 mentioned, I think went for about \$400,000. So, if a
14 building lot goes for \$400,000, you got to put a building
15 on it. I'm guessing -- I don't know -- not in
16 construction, what \$300,000? \$400,000 for the building?
17 So, the buildings that are supposed to be affordable that
18 are going to be sold down the road once they're built,
19 you're talking -- I don't know, \$700 -- \$800,000. To some
20 of us that's not affordable. But if you sold the
21 buildings as is -- and this is what I'm getting to -- sell
22 the buildings as is, twelve units, \$500,000, quick math,
23 \$6 million dollars without excavation, without all the
24 trouble.

1 Now, I've heard the statement -- I'm not -- I
2 don't have the expertise to be able to address this -- but
3 you can't sell the buildings as is because of the in-
4 ground oil tanks. I'm not sure that's true. I sold a
5 house with an in-ground oil tank, but it was quite a few
6 years ago, and we had to dig it up and put it above the
7 ground, but it was not cost prohibitive.

8 So, my thought is this. And I saw one of the
9 courses of action was sell as is. And I don't have quick
10 enough eyes to have read all the -- the statement. I'm
11 sure there's reasons not to. But if you go to my backyard
12 right now, it's a nice backyard. Yes, it's sloped down
13 toward where the schoolyard, playground is. But there's
14 three of us that live in Castle Road. And one of these
15 homes is occupied by a family, young family with two
16 beautiful young toddlers. And they're always in the
17 backyard. They're running down the hill and there's a
18 swingset down there, and there's one of these like merry-
19 go-rounds you see on playgrounds, and it looks like the
20 all-American home in the backyard. It's a nice house.
21 It's a very attractive house.

22 So, if you sell them as is, and I like the
23 restrictions you know, every other lot at a time and put
24 the restrictions on them that would be appropriate, and

1 people buy them, and maybe they want to take them down,
2 you know, and excavate the land. It makes a lot of sense
3 to me.

4 So, that's my thought. The market is at an all-
5 time high right now. I don't know what these would sell
6 for, but they would sell very quickly I'm sure.

7 When the land is regraded, you know after the
8 homes are knocked down, we don't know what the market's
9 going to be. In fact, excavating that land is the great
10 unknown. That land was military land since world war I or
11 world war II. And I know what the military does with
12 excess petroleum products and with machines they don't
13 want and equipment they don't want -- oh, and with
14 ammunition they don't want. They bury it. That's an
15 excavater's nightmare.

16 So, excavating that land, first of all you're
17 going to have oil tanks in the ground that may have
18 hazardous waste problems. Hazardous waste problems are
19 tough to deal with. You might have hazardous waste that
20 was left over from the military. You may have rock ledge.
21 And you have these foundations -- these concrete
22 foundations, twelve of them, that are going deeply into
23 the ground.

24 So, my point is, if you're a neighbor on Castle

1 Road or Garden Road or one of those areas, you're going to
2 have a construction project in your backyard for I don't
3 know how long with those great machines going beep, beep,
4 beep backing up for months and months and months and
5 excavating. My thought is, sell them as is. Let people
6 buy them. They're going to be affordable. It's a nice
7 home to live in for many people. And once they buy them,
8 if they want to take them down and build a beautiful Cape
9 or a nice twenty-five hundred square foot home, they can
10 do it.

11 So, Mr. Moderator, that's my two cents. Thank
12 you.

13 (Applause.)

14 MODERATOR: Thank you, sir. Further discussion?
15 The town counsel would like to just clarify the --

16 MR. RICHE: Thank you, Mr. Moderator. I think we
17 want to just clarify.

18 The point of what the restrictions are. And one
19 of the earlier speakers spoke out with the request with
20 respect to the three property interest that will be
21 retained by the town.

22 As -- as stated in the warrant, there were
23 references to a 30-foot wide easement abutting the golf
24 course, and 10 to 20-foot wide easement abutting Bailey's

1 Hill, but in fact, the town would be retaining those
2 interests. So they wouldn't in fact be easements; they
3 would just be property retained by the town. So, we would
4 have an approximate 15-foot wide path connect -- to
5 connect to Heritage Trail to Bailey's Po -- Bailey's Hill;
6 that would be retained. And approximate 30-foot wide area
7 abutting the golf course to clear the encroachment of the
8 first tee; that would be retained by the town. And an
9 approximate 10 to 20-foot area abutting Bailey's Hill to
10 eliminate any encroachment to the dirt road access to the
11 bunker; that would be retained by the town. They would
12 not be easements; they would actually be retained property
13 owned by the town. Thank you.

14 MODERATOR: Thank you. Yes, sir?

15 MR. BARANEK-OLMSTEAD: Brendan Baranek-Olmstead,
16 2 Summer Street.

17 I had a question for town counsel about the RFP.
18 If this Article were to pass and the town eventually
19 (indiscernible -- rapid speech) Chapter 30, and put out
20 RFPs with conditions, if no -- if the bid price that comes
21 in is below the asking amount, or there are no people that
22 are interested in the RFPs that are put out, does the town
23 then adjust what the RFP conditions are? And what
24 mechanisms are there to allow the citizens to have a say

1 in that process?

2 MR. RICHE: Thank you, Mr. Moderator. The town
3 would be obligated to impose the conditions that are
4 included in the Article -- or the motion, I should say,
5 that's voted tonight or today. Still today.

6 Beyond that, obviously once the -- once the RFP
7 hits the street and proposals are received, the town would
8 have to evaluate those proposals based upon these
9 conditions and any other conditions that are imposed. If
10 the town determines that the proposals are not acceptable,
11 they would be rejected, and the town would go back out to
12 bid. But at that point it would be, again, consistent
13 with what's voted today and the conditions that the town
14 puts in. So, the -- the input is today.

15 MR. BARANEK-OLMSTEAD: Today forever on the
16 conditions? Like if after we put out -- you know, RFPs a
17 few times and we still get no takers, you know, is --
18 there's no recourse to change what the conditions are?

19 MR. RICHE: The selectmen could put another
20 Article back -- before a town meeting to -- to reduce or
21 change the conditions that are being imposed today. So,
22 the conditions that you vote would be in place until --
23 until otherwise changed by town meeting. The additional
24 conditions that could be imposed would be up to the

1 selectmen, consistent with what's voted today.

2 MR. BARANEK-OLMSTEAD: Okay. I would urge
3 citizens to vote against this motion. I do have concerns
4 that given the current market and the prices of materials
5 that if we were to put these properties on the market now,
6 we would be de facto choosing the type of people that
7 could purchase these properties. 'Cause any developer
8 that purchased them is not going to sell them at a
9 discount. I would prefer that the town consider other
10 options so that we can maintain affordable housings in
11 this house (sic).

12 MODERATOR: Thank you. Next --
13 (Applause.)

14 MODERATOR: -- speaker, please?

15 MS. MAGNER: Tricia Magner (phonetic), 15 Breezy
16 Hill Terrace.

17 I'm not urging one side or the other on this
18 issue. But there's a lot of information that you --
19 everybody here needs to know is they vote. They have to
20 do a logical vote. Vote their taxes and vote the issues.

21 That property abuts restricted land owned by the
22 federal -- well, owned by the federal government and
23 returned to the town conditionally that the town does not
24 develop any of the land for housing until it -- the

1 restriction releases in 2045, the end of world war II
2 (sic). So, we've got restricted property on one side of
3 it.

4 We keep using the verbiage that we own that
5 property. We own it with a big debt to a bank for however
6 they funded it. So, we don't really -- we're not walking
7 away with money by selling this property.

8 So, there's two things. One is they have to be
9 very careful what they do. They have to maintain -- if
10 you're going to bisect it with that, the Heritage Trail,
11 which is -- is basically the property is bisected right
12 now -- those lots -- there's -- there's going to be issues
13 there.

14 Number two, Goddard Road doesn't meet state
15 standards for a road. So, we have these setbacks, we're
16 really -- we're really making things kind of fit the way
17 we want.

18 Again, I'm not making -- I'm not telling you to
19 vote one way or another. But think carefully about
20 exactly what you do, because we've gotten bit back a
21 number of times. The town granted this property, the golf
22 course, and we got sued immediately after granting the
23 property to the Canigliaro (phonetic) family, and we had
24 to give up land here -- right over here to the Canigliaros

1 who owned the golf course.

2 We got -- we got sued across the street on -- on
3 willow Road because we didn't do the property lines
4 correctly.

5 So, all I'm saying is be cautious about your
6 vote, think about it. I know everybody is in a hurry for
7 other issues and whatever, but this is really critical.
8 We do not have enough open space. We do not have enough
9 affordable housing. So vote all of those things in your
10 conscience.

11 Paula Devereau made a good point. Heather
12 Goodwin made a good point. Other people have made good
13 points. Just think about what you're doing. Don't just
14 vote to be in a hurry to move on. That's all I'm going to
15 say. Thank you.

16 (Applause.)

17 MODERATOR: Thank you. Further discussion? Ms.
18 Zahora? Okay, sorry. I thought you -- go ahead.

19 MS. COOKE: Veronica Cooke from 19 Fox Hill Road.
20 I just have a quick question.

21 That 30B in the stipulations of each of these, if
22 you were to buy a lot and build on it, and then ten years
23 down the road, you want to do an addition, is that then up
24 to the zoning board and it's just -- and it's going to go

1 beyond that twenty-five percent and it's just -- can you
2 just go back to --

3 UNIDENTIFIED MALE: So, the deed restrictions are
4 -- generally, deed restrictions are good for thirty years.

5 MS. COOKE: Okay.

6 UNIDENTIFIED MALE: And after thirty years, Mr.
7 Script (phonetic) told me if I'm incorrect -- but after
8 thirty years, it would go back to what the zoning bylaws
9 are in the town, which would be -- right now, it would be
10 forty-five percent. Hopefully at some point we maybe
11 change our zoning bylaws.

12 MS. COOKE: All right. Thank you.

13 MODERATOR: Okay. Further discussion on the
14 motion? Yes?

15 MS. FALAT: Karen Falat, 185 Bass Point Road.

16 I attended one of the sessions informing public
17 about the details of this proposal and learned that the
18 lots -- asking price for the empty lots would be somewhere
19 in the area of 350 to \$430,000 per lot.

20 So, in terms of the town's need for housing for
21 seniors wanting to downsize or for attracting young
22 families into town, this proposal for lots that would be
23 selling for that kind of price without even having a
24 housing, would pretty much mean that the town is not doing

1 anything about providing housing for seniors wanting to
2 downsize, or for young families. Thank you.

3 MODERATOR: Thank you.

4 (Applause.)

5 MODERATOR: Further discussion? Ms. Zahora?

6 MS. ZAHORA: I'd like to thank all three
7 iterations of the committees that have come and down this.
8 This is also not been without a lot of thought --
9 seventeen years worth of thought. So, do we have a loan
10 that's coming due? You know, seventeen years ago, sixteen
11 years ago, 2024 sounded like a long way away, but it's not
12 anymore. We have to pay off that loan. So, understand
13 through the criteria, through the three iterations of
14 committees, there's been a lot of discussion -- a lot of
15 discussion, a lot of fact finding.

16 What you've heard today is the culmination of
17 that. Please make your decision based on that.

18 MODERATOR: Thank you.

19 (Applause.)

20 MODERATOR: So, I'd like to have -- is there
21 further discussion on the motion?

22 Before we -- I'd like to read the motion as it --
23 as I understand it to say. Just give me one minute here.

24 Okay. As I understand the motion at this point"

1 “I move the board of selectmen as authorized to
2 dispose of the town-owned property on Castle Road and
3 Goddard Drive known as the Coast Guard Housing identified
4 by the assessors as Parcel 12 D041 and described in a deed
5 recorded in the Essex County Registry of Deeds in Book
6 24011, Page 401, and apply the proceeds of such sale in
7 accordance with General Law 44, Section 63 as a general
8 laws, under the following conditions: That the existing
9 houses are demolished; the in-ground oil storage tanks are
10 removed; the land is leveled; the land is subdivided and
11 subject to any title issues being resolved; twelve
12 individual lots are sold with deed restrictions
13 prohibiting any single individual entity group from
14 purchasing more than one lot; prohibiting any lot from
15 being combined with any other lot; and further, and
16 limiting the maximum floor area ratio of the said lots to
17 twenty-five percent.

18 And further, to reduce construction congestion to
19 authorize the board of selectmen to sell alternating lots
20 in two offers over two years.

21 And further, that the town will retain” -- this
22 is what I need -- “the town will retain the ownership of
23 the three” -- got that --

24 MR. SKRIP: Mr. Moderator?

1 MODERATOR: Yep? You got it.

2 "And further, that the town will retain ownership
3 of the 15-foot wide path to connect Heritage Trail to
4 Bailey's Hill. And of the 30-foot wide property abutting
5 the golf course to clear encroachment of the first tee.
6 And of the 10 to 20-foot wide property abutting Bailey's
7 Hill to eliminate any encroachment of a dirt road access
8 to the bunker."

9 That is the way it reads at the moment.

10 So, seeing no further discussion, I think we are
11 ready for the question.

12 So, please take your time and vote in Article 20.
13 If you're in favor of the motion as I just read it, say
14 yes; if you're opposed, vote no.

15 UNIDENTIFIED MALE: Mr. Moderator?

16 MODERATOR: Yes, sir.

17 UNIDENTIFIED MALE: Is this a majority or two-
18 thirds?

19 MODERATOR: This is just a majority vote. All
20 right. We're going to start the ten second countdown.
21 The ten second countdown is starting.

22 Those in favor, 528; those opposed, 366. The
23 motion carries.

24 (Applause.)

1 MODERATOR: Ms. Zahora? So, we split that motion
2 into the -- what you just read, and then the next motion
3 is to obtain the money to turn it out. Ms. Zahora?

4 MS. ZAHORA: Thank you. I move that the sum of
5 \$300,000 is hereby appropriated for the purpose of
6 demolishing the houses, removing the in-ground oil storage
7 tanks, and leveling the land located on Castle Road and
8 Goddard Drive known as the Coast Guard Housing, and all
9 costs related or incidental thereto.

10 And, to meet this appropriation, the treasurer,
11 with the approval of the board of selectmen, is authorized
12 to borrow said sum under pursuant to General Laws, Section
13 44, Subsection 7-8, or any other enabling authority, and
14 to issue bonds or notes of the town therefore. And
15 premium received upon the sale of any bonds or notes
16 approved by this vote, that any such premium applied to
17 the payment of the costs at issuance of such bonds or
18 notes may be applied to the payment of costs approved by
19 this vote in accordance with General Law 44, Subsection
20 20. Thereby reducing the amount authorized to be borrowed
21 to pay such costs by a like amount.

22 MODERATOR: Seconded by Mr. Brown.

23 Further discussion on the motion? Seeing and
24 hearing none, I think we are ready to vote.

1 Sir, are you rising for a discussion?

2 MR. BARBA: No.

3 MODERATOR: Okay. All right. We're going to
4 vote. This is to vote the funds to carry out the Article
5 we just passed, Article 20.

6 Those in favor, vote yes; those against, vote no.

7 Okay, if everybody's voted. We're going to go
8 into the ten second countdown. So, if you haven't voted
9 yet, please vote.

10 Those in favor 535; those against, 270. Now,
11 this is -- this has to pass by two-thirds because it
12 involves borrowing.

13 MR. BARBA: Mr. Moderator, and I'd like to make a
14 motion to reconsider.

15 UNIDENTIFIED FEMALE: I'll second that.

16 MODERATOR: So, the vote failed the two-thirds
17 majority. So, there's a motion to reconsider.

18 UNIDENTIFIED MALE: Second.

19 MODERATOR: The voting now is on the motion to
20 reconsider.

21 UNIDENTIFIED MALE: We -- we just voted to
22 approve moving forward with a plan. If we don't vote the
23 funding for it, you know, the selectmen can get funding.
24 We'll work out some sort of funding, but this funding

1 allows for -- part of the funding goes for separating or
2 subdividing the property. Tearing down the houses is
3 obviously a portion of that. But we will need to approve
4 funding to subdivide the property for any option that
5 happens.

6 In this case, you know, we did vote to approve
7 moving forward with the recommendation. Therefore, I urge
8 you to vote for the funding so that we can get this
9 moving. Thank you.

10 MODERATOR: Okay. So, the question is, does the
11 house want to reconsider the vote just taken? It's failed
12 the two-thirds majority necessary for borrowing.

13 So, those in favor of reconsidering, vote yes;
14 those that are opposed to reconsidering, vote no.

15 Okay, the vote is about over. Those in favor of
16 reconsideration, 522; those opposed 331.

17 So, we -- that last vote failed by a couple of
18 votes. And one time some years ago we had a motion that
19 my dear wife Molly was very much opposed to. And I was
20 moderating it. And the moderator only gets to vote in two
21 instances: either to break a tie, or to make a tie. And
22 Molly had her workers in, everybody was working hard and
23 they thought they were going to win it, and they lost it
24 by one vote. It passed two-thirds majority by one vote.

1 So, if had voted, her side would have won and it would not
2 have been a two-thirds majority. So, I took my -- at the
3 end of the meeting, I took my stool home and my gavel and
4 all my stuff. And she was having a bunch of folks --
5 having her workers over to the house for some beef stew;
6 they were going to have a success party. And when I
7 walked up on the porch, there as my beef stew in a dog
8 bowl. It was in a dog bowl on the porch. That's Molly
9 all over the place.

10 All right. The reconsideration is now in vote.
11 So, the vote will be again to approve the borrowing to
12 provide the money to carry out the project that was
13 approved in the previous motion. Do you want to have the
14 motion read again?

15 SEVERAL: No.

16 MODERATOR: No. All right. Then at least I
17 won't end up on the dog bowl on the porch this time.

18 So, go ahead. If you're in favor of funding the
19 project, vote yes; if you're against it, vote no.

20 Okay. We're going to put the ten second
21 countdown.

22 Those in favor, 590; those opposed, 276. I used
23 to be able to do these things in my head, but I can't do
24 much in my head anymore.

1 Did it make -- okay, ladies and gentlemen. We
2 did pass the two-third majority required. Thank you very
3 much.

4 (Applause.)

5 MODERATOR: So, I also want to say thank you very
6 much for being here. We've never had a crowd -- we have
7 900 people here now, 900 people.

8 (Applause.)

9 MODERATOR: It's so great to see so many people
10 anxious to do their job for the town.

11 Now, in that regard, we have about twenty-five
12 reserved seats up here. So, anybody who's not got a seat,
13 or anybody who wants to move up front, make sure you're
14 voting thing will be no problem, please come forward and
15 take these reserve seats in the front. There's some over
16 on the other side as well. We have some empty seats up
17 here. People are more than welcome to come up.

18 Where were we?

19 Article 21. Mr. Fulghum?

20 MR. CARRNGELO: Mr. Moderator?

21 MODERATOR: Yes, sir?

22 MR. CARRNGELO: I'm sorry. I had risen to make a
23 motion.

24 MODERATOR: A motion?

1 MR. CARRNGELO: Mr. Moderator, given the size of
2 the crown and the fact that Article 21(v) depends or is
3 intertwined with Article 22, I move that we address
4 Article 22 out of order and that next.

5 (Applause.)

6 MODERATOR: Okay. There's a motion to take
7 Article 22 out of order and to argue it -- put it before
8 the house next. And I don't think that's debatable. I'm
9 not sure. It's debatable.

10 So, is there any discussion on the motion to take
11 Article 22 out of order?

12 UNIDENTIFIED MALE: Second the motion.

13 MODERATOR: Seconded. Okay. The motion's been
14 made and seconded. I don't see any other discussion.
15 Let's vote on the motion to take 22 out of order.

16 So, let's vote. It's a majority vote. Okay,
17 we're going to put the ten second countdown on.

18 Those in favor, 686; those opposed 156. The
19 motion carries.

20 All right. We go to Article 22. Mr.
21 Vanderslice?

22 MR. VANDERSLICE: "I move that the board of
23 selectmen is authorized to acquire by gift, negotiated
24 purchase, eminent domain taking, pursuant to Chapter 80A

1 exclusively, or otherwise, a restriction in easement
2 interest in approximately -- in an approximately 12.5 acre
3 portion of the land located at 430 Nahant Road, Nahant,
4 shown on assessor's map lot as 1B-0-1, and described in a
5 deed recorded with the Essex South District Registry of
6 Deeds in Book 5344, Page 142, and in certificate number
7 47172 for open space, recreation, conservation, and/or
8 historic preservation purposes, and an easement to use
9 certain portions for beach purposes, including the right
10 to install certain improvement to facilitate the public
11 use of the area as shown on a plan drafted by Coughlin
12 Environmental Services dated April 2021 on file in the
13 town clerk's office, and is printed in Appendix 17 of the
14 report and recommendations of the advisory and finance
15 committee. Subject to the receipt by the town of grants
16 or gifts in the amount of at least \$3 million dollars,
17 together with the amount appropriated as described above
18 to pay the purchase price or pro tanto amount as the case
19 may be and all costs incidental and related thereto."

20 And before we start --

21 MODERATOR: Seconded by Mr. Lewis.

22 MR. VANDERSLICE: Before we start, in the FinComm
23 book that everybody got, we promised that we would
24 continue to discuss and deliberate on this issue. We met

1 this morning before this town meeting and we re-voted
2 Article 22. The finance committee now recommends Article
3 22.

4 (Applause.)

5 MR. VANDERSLICE: It was based on some of the
6 committee members did a very detailed analysis of their
7 own, which we found in support of -- much -- all of what's
8 been done to date. Some of the committee spoke with
9 dismay that our previous recommendations had been
10 misrepresented and misconstrued. And I just encourage you
11 to read what we wrote in the book.

12 Before we start this, I would just like to say
13 that I walked up to Forty Steps Beach this morning before
14 this meeting and I looked out towards East Point. It was
15 a beautiful clear day; there was no haze. There was a
16 freighter out there that looked like it was hanging in the
17 sky. East Point is beautiful in the bright green on
18 springtime, in the black of the rocks. It's a very
19 special place. These discussions tend to get very
20 clinical very fast.

21 So, as we discuss this this afternoon, I just
22 want you to think that that is a very real place and we
23 are discussing a real and very important part of the town.

24 (Applause.)

1 Mr. Antrim?

2 MR. ANTRIM: So, we're -- we're taking these
3 Articles out of order. This Article is to authorize the
4 board of selectmen to execute eminent domain. But the
5 financial -- the financials are important to that because
6 we have to afford it, right? So, we haven't talked about
7 the CPA Articles yet, but let's do that to put everything
8 in context.

9 So, hopefully everybody here knows that CPA funds
10 are funded -- that Community Preservation Act funds are
11 funded with a two percent surcharge on our real estate
12 tax. So, that creates a bucket of money from which we can
13 fund various community projects. So, those are Articles
14 21(a) through 21(v).

15 So, every year we take that bucket of money and
16 we decide how to divide it up among the approved projects
17 that have been approved by the community preservation
18 committee. This year there are, of course, a bunch of
19 those. One of them is an Article for funding the
20 preservation of the historic buildings of the library, the
21 town hall, and Illingwood (phonetic) Chapel, that's a
22 \$500,000 ten-year bond. This eminent domain taking is
23 funded by a one-and-a-half million dollar thirty-year
24 bond. So, I mention that to draw the comparison between

1 those two borrowings. One is you know, they're each
2 \$50,000 a year. Right? \$500,000 divided by ten is fifty;
3 a million-and-a-half divided by 30 is fifty. Of course
4 there's interest that goes into that, and so it's a little
5 bit more for the thirty-year bond, but basically they're
6 comparable.

7 I haven't heard any fretting about the -- the
8 other Article, even though cost-wise they're comparable.

9 So, back to this Article. This Article is -- we
10 have a four-and-a-half million dollar budget for this
11 Article. There's two conditions here. We've got to have
12 three million dollars in private donations before we can
13 take the one-and-a-half million dollar CPA bond. So, we
14 have that three million dollars. It's in the hands of
15 Nahant already. So that part's taken care of.

16 (Applause.)

17 MR. ANTRIM: Okay? So, so that -- that leaves us
18 with the one-and-a-half million dollar bond or thirty
19 years to fund the remainder of the eminent domain taking.

20 So, let's look at that one-and-a-half million
21 dollars over thirty years. So, I'm going to speak in
22 rough numbers. So, one-and-a-half million dollars over
23 thirty years, our bond counsel says that's about \$2.6
24 million dollars over thirty years. The state match in CPA

1 is historically running about sixty percent, but this past
2 year was 69.4 or something like that. But for
3 conservatism, we assume fifty percent. So, the fifty
4 percent state match brings that -- that \$2.6 million
5 dollars down to just over -- or just -- excuse me, just
6 under \$1.7 million dollars. So, that's what Nahant
7 taxpayers will be on the hook for out of the CPA funds.
8 No extra money on your tax bill.

9 (Applause.)

10 MR. ANTRIM: So, I just want to make sure that's
11 clear. So, if you take that \$1.7 million dollars, divide
12 it by thirty, it comes out to something like \$56,000 a
13 year. You divide that by about 1,600 households, it works
14 out to \$35 per household per year. Already -- again,
15 already in your tax bill. I bought two pieces -- pizzas
16 at Captains last weekend and it cost me more than that.

17 So, the other important aspect of this is that
18 the Article's written to require the use of Chapter 80A.
19 So, quick tutorial on eminent domain. There's two -- two
20 laws. One is Chapter 70 (sic), the other is 80A. The
21 difference is with Chapter 79 (sic) you say we're taking
22 the land, you give them the fair market value -- or what
23 you claim is the fair market value and you own the land.
24 And if there's any haggling about the price, it comes

1 after.

2 In this case, we're going with Chapter 80A. And
3 what that does is you announce "I'm going to take this
4 land." In this case, as a conservation restriction, and
5 "here is what we're offering." And then that goes to a
6 commission, and the commission decides what -- what the --
7 what the fair value is for the land. And if -- when they
8 -- after they go through that process, which I think was
9 told takes maybe six to eight months, they come up with a
10 value and you say we can afford that or we can't afford
11 that.

12 Again, our budget is four-and-a-half million
13 dollars. Three-and-a-half from -- I mean excuse me, three
14 from the private donors, and one-and-a-half from this
15 bond. What we expect the cost to be based on a thorough
16 real estate appraisal of this land which is in a natural
17 resource area, is just under two million dollars. The
18 estimates for the legal fees and so on is about a half-a-
19 million dollars. So, that leaves us two million dollars
20 in contingency.

21 The third -- the third important factor is that
22 when we received this three million dollar donation
23 earlier this week, it came with a legally binding gift
24 agreement. And that gift agreement says that that three

1 million dollars is spent first. So, if we go through this
2 process and the -- and the real estate holds its value at
3 two million dollars, and the legal fees work out to be a
4 half-a-million dollars, we don't even need to take the
5 bond. It's covered entirely by the three million dollars
6 private donation. And that -- that three million dollars
7 also comes first if we have to back out of the agreement
8 because its too high. If it's more than the four-and-a-
9 half million dollars and we haven't received -- and we
10 don't then receive private donations to reach the amount
11 that the commission decides.

12 So, by -- by requiring Chapter 80A, we think we
13 have a pretty tight financial picture.

14 So, on Article 22, the reason to vote yes is that
15 you get a twelve-acre ocean front park in conservation
16 land without roads, without lights, without five acres of
17 eighty geo thermal wells, and without the biggest building
18 in town.

19 (Applause.)

20 MR. ANTRIM: For \$35 a year, I think that's the
21 bargain of a lifetime.

22 (Applause.)

23 MR. ANTRIM: So, so let's talk about the reasons
24 why people might want to vote no.

1 One reason is that someone told me they want to
2 live in a college town, and that's a valid reason. You
3 know? I mean I can't say -- I personally want to keep
4 Nahant the way it is, but if you want to live in a college
5 town, that's one reason to vote no.

6 One reason I've heard is our taxes will increase.
7 I think we've -- I think I've just addressed that with
8 this, you know, this explanation of the one-and-a-half
9 million dollars.

10 So, I want to backtrack for one second. If -- if
11 we -- if we go through this ADA process and the number
12 comes out to more than four-and-a-half million dollars,
13 the town cannot spend a dollar more. We can only spend
14 what town meeting authorizes, that's it. So, there's no,
15 you know, oh, you know, we thought we were going to spend
16 a million-and-a-half, but we wound up spending three.
17 That can't happen unless you all come back together again
18 and say you know what? We want to you to spend more.
19 It's not our choice; it's your choice. So, I want to make
20 sure that's clear.

21 So, I think we -- I think we addressed the tax
22 thing. I'm sure there'll be other speakers, and maybe
23 they can address it in more detail, but I think its
24 addressed. So, there is none. There's no more additional

1 taxes. We don't have that authority to do that without
2 town meeting vote.

3 So, if you are concerned about a tax increase, I
4 think there's a very real risk of tax increase associated
5 with a development. A development accompanied with 228
6 people in town. And that doesn't matter if this
7 development is Northeastern or anybody else. It's a fact
8 if you have more people in town, there's cost. And we can
9 debate about the amount. We've -- a study was done; it's
10 posted on our website some years -- or, I don't know, a
11 year ago now. It's in the board of selectmen's second
12 statement. We hired an independent firm, RKG that did
13 another assessment. And between those two analyses, that
14 cost to the town over forty years is between fourteen and
15 twenty-seven million. All right? So, that money has to
16 come from somewhere.

17 Now, some people like my friend at the podium,
18 will question those numbers, but they're not nothing. We
19 can do a simple one, right in our head right now. So,
20 Nahant's tax rate is about 1.1%, right? So, that means
21 that's what we all pay, not every entity in town pays real
22 estate tax. I won't mention any by name, but we all pay.

23 So, after this development, the budget is I think
24 around \$70 million dollars for a planned expansion. And

1 you know, for one part of that -- let's say it's -- the
2 whole property is worth \$800 million dollars at the end of
3 the day. \$800 million dollars times 1.1 is \$880,000 a
4 year. The generous offer we've been -- we've received is
5 -- works out to \$150,000 a year. So, less than twenty
6 percent. That generous offer is less than twenty percent
7 of what you all pay. And its far short of anybody's
8 estimate of what the cost to the town will be.

9 So, if you're worried about your taxes, you --
10 you won't vote against eminent domain.

11 MODERATOR: I'd summarize it again.

12 MR. ANTRIM: Sorry.

13 MODERATOR: No problem.

14 MR. ANTRIM: All right. So, another -- another
15 reason I've heard people want to vote no is they don't
16 think it's -- they don't think its fair to put a
17 conservation restriction on someone's land.

18 But I want to remind people that this area's been
19 in a natural resource area for over thirty years, and with
20 the support of Northeastern University. No buildings are
21 allowed in a natural resource area unless you are subject
22 to the Dover (sic) Amendment, which allows educational and
23 religious institutions to potentially build in areas where
24 other entities aren't, where you and I can't. They can;

1 we can't. Does that sound fair?

2 UNIDENTIFIED MALE: No.

3 MR. ANTRIM: But there's more. As an educational
4 institution, Northeastern doesn't have to pay taxes. So,
5 does that sound fair?

6 SEVERAL: No.

7 MR. ANTRIM: Not to be, but -- so, its doubly
8 unfair. You know, they get privileges, you know, that we
9 don't get. They can develop the land and not pay taxes.
10 That's not fair. It's doubly unfair; it's wildly unfair.

11 Another reason -- another reason someone might
12 vote no, and this is a tough one -- this is something our
13 community has been struggling with, or at least some of
14 our community's been struggling with -- is that along the
15 way, you know, feelings have been hurt. Mistakes have
16 been made on both sides of this issue. Facebook posts
17 deliberately misleading people and hurting people have
18 happened; we all have to admit that. But we have to rise
19 above it for an hour. To throw the entire Town of Nahant
20 under the bus because you're upset about a Facebook post
21 or how the wetlands bylaw vote went three years ago, or
22 whatever the reason, vote for Nahant and for our
23 collective futures.

24 So back to the -- back to the -- the project to -

1 - \$500,000 fund the library repairs and town hall repairs
2 and Illingwood Chapel repairs -- those -- if we don't
3 approve that, there's no bulldozer waiting to knock those
4 buildings down. That's not the case here. That's not the
5 case here. If we don't -- if we don't save this land as a
6 conservation area, the bulldozers are coming, and they're
7 going to strip that land bare, taking with it fifty years
8 of tree growth and birds' nests and everything else.

9 So, this is our day, this is the moment, this is
10 our chance. There's no do overs. There's no second
11 chances. We hold the future of Nahant in our hands. This
12 thing here, the next click you make on this thing here,
13 decides the future of Nahant forever. Choose wisely.

14 (Applause.)

15 MODERATOR: Mr. Cullinan.

16 MR. CULLINAN: Thank you. Mark Cullinan, member
17 of the board of selectmen, 38 Ocean Street, Nahant.

18 I'll only be less than a minute. First of all,
19 thank you Josh. I think you covered just about everything
20 that needs to be covered.

21 Approximately sixty years ago, probably today,
22 Nahant had an opportunity that it passed up. We can redo
23 that vote today and we can make amends.

24 Sixty years ago today we voted not to accept that

1 property. That was a mistake. We can change that today
2 with one click of a vote.

3 (Applause.)

4 MR. CULLINAN: This is -- this is not a financial
5 issue to the town. I've spent almost my entire
6 professional career managing, planning the town's
7 finances. I would not put this town in a position, a
8 financial risk position, if I thought that exists. It
9 does not exist. I urge you to vote for this.

10 (Applause.)

11 MR. CULLINAN: For today and for the future.
12 Thank you.

13 (Applause.)

14 MODERATOR: Mr. Carangelo?

15 MR. CARANGELO: Thank you. I would start by
16 sharing Mr. Vanderslice's observation and my personal
17 enjoyment of the view out at East Point. The views of the
18 ocean are spectacular. The general environment is
19 amazing. Its green, its lush, and none of that is about
20 to be destroyed.

21 Looking -- looking at the map over here, this --
22 this hill that we are talking about -- and there's
23 literally the one piece that is really under contention --
24 this piece behind the bunker, is a manmade pile of dirt

1 that has had trees growing on it that are invasive, not
2 native, and that have had all kinds of time to grow,
3 that's true. However, just as when you clear a lot and
4 build something else, it redevelops, it comes back.
5 That's fine.

6 The thought of East Point being destroyed, being
7 denuded, being obliterated, is just -- it's unfortunate.
8 It's a scare tactic and it's -- it's an exaggeration.

9 In large part, which is the part that almost
10 everyone goes to, the town's actual park isn't touched at
11 all. There's no touching of that; it doesn't change.

12 So, I just wanted to address that. Because
13 everyone here, myself included, loves East Point and
14 appreciates it. And everything that's been there before -
15 - before Northeastern, before the army, before Frederick
16 Tutor's mansion, and before the Hotel Nahant, and before
17 Lynn cleared it to have sheep graze out there, it changes,
18 it evolves. It's not natural. It is beautiful, but let's
19 not make it something that it isn't.

20 In any event, with regards specifically to
21 eminent domain, I urge you to vote no on eminent domain
22 because it actually resolves nothing. What eminent domain
23 will do is open a Pandora's box for years of legal
24 wrangling, continued discord, court battles and costs.

1 voting no will stop this divisive conflict and move the
2 board of selectmen forward to negotiate in good faith.

3 ADA, this chapter, has real significant financial
4 risks. There are real financial risks here, millions of
5 dollars that taxpayers are on the hook for. Millions of
6 dollars that are not the result of a decision to build or
7 not build or take or not take. There are damages. There
8 are impacts that someone else like a court will say you
9 owe this to Northeastern. That's been brushed aside.

10 The proponents would have you put your head in
11 the sand and say there's no risk. The low appraisal is
12 correct. That's the only way to look at it, two million
13 dollars. Northeastern wouldn't look at that in any other
14 way, nor would a court. Northeastern has no right to sue
15 for damages. The cost estimates that we came up with in
16 the board of selectmen's second statement and then paid
17 someone else to repeat the RKG report, are unquestionable.
18 we keep repeating them again and again, despite questions
19 raised within the finance committee until this morning,
20 was deadlocked on it. But these are not hard and fast
21 numbers.

22 What is -- in all of this, again, it's funny
23 watching and reading letters going back and forth between
24 Northeastern and the selectmen saying yes, let's mitigate;

1 let's negotiate. well, okay, let's do that. They won't
2 do it. well, we're asking you to do it. The fact that no
3 one has sat down here in the last months to actually have
4 a meeting is just astounding -- its astounding.

5 And rather than go down this path of eminent
6 domain a negotiated settlement with Northeastern to allow
7 them to build something that they have every right to
8 build within parameters that the town will find
9 acceptable, and to have them pay as they have offered to
10 pay with the six million dollars or whatever, it's
11 negotiable, a PILOT -- have them pay PILOT - payment in
12 lieu of taxes. They do it in Boston. Other schools do it
13 everywhere; non-profits do it. No one -- no one from the
14 town's administration has approached Northeastern for a
15 PILOT payment in over twelve years. No one brought that
16 up. The school department had the wherewithal to -- when
17 the town cut its art and music budgets to collaborate with
18 Northeastern and arrange something so that Northeastern
19 made up the difference. That's possible. It's not being
20 done here.

21 The options that have been put on the table for
22 you know -- and this was recently released -- the
23 question's been being asked for two years and recently was
24 just revealed, the places where the current board of

1 selectmen would find acceptable for Northeastern to build
2 are the areas basically where they are now and closer to
3 the entrance. There were four options floating out there
4 that involve multi-story buildings right at the entrance.
5 That would require more expensive construction, zoning
6 variances, wetlands bylaw variances, the abutters to
7 actually agree. And under this environment what, how is
8 that possibly ever going to happen? Why is any of that a
9 realistic expectation given the way the town has been
10 acting towards Northeastern?

11 In fact, the wetlands bylaw was designed to stop
12 Northeastern. In open meetings with the FinComm at the
13 time, that was the cited reason for putting the wetlands
14 bylaw in place. And what did it do? It said -- it forced
15 them to think, okay, the top of the bunker is actually the
16 most reasonable place to build.

17 A year later there was a zoning variance that
18 passed town meeting -- a special town meeting to again
19 stop them from building. That was declared illegal. That
20 was overturned by the state; had no effect on
21 Northeastern.

22 There are lawsuits pending that were brought by
23 private -- private groups, private individuals that had
24 been told by the judge, "you have no hope of winning

1 this." And yet somehow, the town got pulled into these
2 private lawsuits. why? why?

3 The appraisal, it could sell about two million
4 for that property. It's arguable at best.

5 One thing to note, that appraisal was not made
6 public until there was a public records requests to get
7 it. And even then, there was a thirteen-page summary, not
8 the full report.

9 I'll stop here, because I know there are people
10 behind me.

11 (Applause.)

12 MR. CARANGELO: Is that for stopping or
13 acknowledging that the people behind me are actually
14 behind me?

15 Please vote no on this Article. Yes means lots
16 of risk to taxpayers, years of court battles, and never
17 ending arguments. Worst, it gives no guarantee
18 whatsoever, other than we'll be in court for years. And
19 no offense to the attorneys in the room, the lawyers will
20 get paid regardless of what happens, regardless of the
21 outcome whether they win or lose. And why are we paying
22 for that? Think of all the other things we could be doing
23 with this money.

24 One more point on the CPC, because we take these

1 out of order --

2 (Disapproving noises in background.)

3 MODERATOR: He has the floor; he'll be given --
4 until he releases it, he's still within his time limit.

5 MR. CARANGELO: Almost there.

6 MODERATOR: Let's treat each other with dignity.

7 MR. CARANGELO: Thank you, Mr. Moderator.

8 (Applause.)

9 MR. CARANGELO: With regard to the CPC funding
10 mechanism, yes, it's borrowing a million-and-a-half
11 dollars, and it does have a state match. The state match
12 pays the interest and that's it. It's -- it's taking
13 money that could use that multiplier, and instead, we're
14 using the multiplier to pay interest. It's - it doesn't
15 particularly make sense. But you pay CPA (sic) you pay
16 those funds, regardless. It's -- it's not an increase in
17 your tax, but it is your tax; it's real money.

18 But vote no so the selectmen can do their jobs,
19 negotiate for the entire town, and we can all get on with
20 our lives.

21 (Applause.)

22 MODERATOR: Thank you. Further discussion? Mr.
23 Canty. Mr. Canty?

24 MR. CANTY: Yes, hi. Thank you, Ken.

1 I think he did that so I'd forget what I was
2 going to talk about. He did a good job.

3 I'm not going to overdo what my two colleagues
4 have already commented on. And excuse my drafty voice.
5 But what's important here with everybody is that there's
6 a level of trust in your three selectmen. We've asked
7 every question and we've questioned every answer. We've
8 gone through this soup to nuts the entire year. It's been
9 a roller coaster ride for me for a first year in here.
10 But I've been so happy to work with these gentlemen.

11 You're talking about over seventy years of
12 government experience, town government. Between Mark,
13 myself, and Josh. We're not here to do anything but try
14 to encourage your trust in us.

15 When we talk about negotiations, let me tell you,
16 we tried to do that up at Northeastern. When we talk and
17 we say no tax increase and there will be none with us,
18 we'll walk away from it first sign of it. When we talk
19 about future projects, which I think we're very likely to
20 see, especially where Mr. Martin and his conversations and
21 his broadcast had indicated that the next project -- or
22 the next project will be the renovation of the Edward
23 Center. What did you think? Do you think they're going
24 to do a paint and wallpaper? You know, we're talking --

1 we're talking some very serious things.

2 But what I'm asking while you continue here,
3 think about who you're dealing with. Everything we say is
4 true. We need your trust. Thank you.

5 (Applause.)

6 MODERATOR: Further discussion? Bee?

7 MS. ROGERS: Thank you. Bee Rogers, 44 Pearl
8 Road.

9 It sounds from the reactions of the people here
10 today that most people have already made up their minds
11 and are probably not going to listen to or be persuaded by
12 counter arguments.

13 Nonetheless, I am here to urge voters to vote
14 against this Article. We've talked about the potential
15 costs to the town. We've been asked to trust the
16 selectmen. The potential costs to the town, in my view,
17 have been brushed aside, minimized, and we have heard the
18 rosier of possibilities and not the possible downside.
19 The taking of 80A, does allow us to walk away. We may not
20 be allowed to assess damages, but we are responsible to
21 pay the legal costs of the other side.

22 So, if we decide that we want to walk away, we
23 can't afford it, then we will be liable for Northeastern's
24 legal costs. I don't know if those can be covered under

1 the Community Preservation Funds.

2 But even before the case is decided, if the town
3 borrows \$1.5 million dollars, that can't but affect our
4 bond rating. It may not affect our taxes, but it can't
5 help but affect our ability to borrow for needed sewer
6 repair, flood mitigation, other needs of the town.

7 So, the supposed costs to the town that we've
8 read about are totally unsubstantiated. We haven't been
9 able to see the basis. The building will house a few
10 dozen scientists and grad students who will spend weekdays
11 working there, and then go home. The burden on the town's
12 infrastructure will be less than the burden of all of us
13 in town who have been working at home, flushing toilets
14 and running water during this pandemic because we couldn't
15 go to our offices.

16 Northeastern has already committed to repairing
17 any damages to the roads if they use heavy equipment
18 during construction.

19 But I really want to get away from the financial
20 concerns. Aside from the financial concerns, the
21 opposition to this building has been overwrought,
22 overblown, and exaggerated. First -- since its first
23 proposal three years ago, Northeastern has modified its
24 plans. Its listened to and accommodated many of the town

1 concerns. The building design recently presented by
2 Northeastern architects is a one-story, landscaped,
3 environmentally sound structure, from the pictures barely
4 visible from the road, the surrounding houses or large
5 park. It has a green roof surrounded by plantings.
6 Concerns for light and noise pollution have been addressed
7 by putting mechanical systems below ground.

8 Northeastern has further committed to maintaining
9 the remaining land east of the (indiscernible) bunker as a
10 conservation set aside. They have committed to restore
11 native plants and habitat. Including -- we've heard about
12 the geo thermal wells -- the meadow, where after those
13 wells are built -- it will be restored to natural habitat.
14 The land will be protected. That's the very thing we seek
15 to accomplish through eminent domain. They are offering
16 it to us. They have committed to it, and they have
17 committed to making that legally binding.

18 Now, the selectmen have argued in meetings and in
19 the warrant, that really, they don't want to seek eminent
20 domain; they want the authorization so that they can use
21 that threat as leverage to be able to negotiate with
22 Northeastern.

23 Now, they've made it clear that what they mean by
24 "negotiate" is go away. The alternative sites they've

1 suggested violate environmental regulations as they know.
2 And in fact, I'm concerned -- and this is a serious
3 concern -- that by allowing eminent domain, the town will
4 actually lose its ability to negotiate. We will lost the
5 leverage that we have had and could have taken advantage
6 of.

7 Northeastern has worked hard to respond to our
8 concerns. They've got nothing for it. They've got no
9 acknowledgment. And if eminent domain is authorized,
10 Northeastern would very likely say fine, go ahead, take us
11 to court, take an eminent domain taking. And the town
12 will have lost not only the opportunity to negotiate, but
13 any motivation on their part to work with us cooperatively
14 as they have been doing, as they have repeatedly done.

15 Now, I've talked to, believe it or not, many dear
16 friends who support eminent domain. And I've asked them,
17 because I genuinely want to understand, what is the
18 opposition to a building which from all the designs that
19 we have seen, will be visible from the property,
20 unobtrusive. You'll walk past it when you go up to the
21 gorgeous beautiful views up at Lodge Park which we all
22 love, enjoy, and own and will not be affected at all by
23 this. And what I've heard is "Oh, they might decide to
24 build dormitories. Oh, they might decide to build a

1 conference center. Oh, they might change -- they might do
2 that now, but who knows what they'll do in a couple of
3 years." Well, my understanding is, if they get approval
4 for a building, that's the building they have to build.
5 If they make a legal commitment, it's legally binding. If
6 they say that they're going to build a coastal
7 sustainability institute and they've given us the designs,
8 that's what they're committed to doing.

9 The other thing I've heard is, "I just don't
10 trust them. I don't believe anything they say." And
11 we've been asked to trust the selectmen who have given us,
12 I believe, a very one-sided picture of this issue, and
13 it's very hard to say, "Well, we don't trust them, we
14 won't listen to them, but we want them to negotiate with
15 us." That is -- doesn't make a whole lot of sense to me.
16 But the fact is, their commitments can be made legally
17 binding. We don't have to trust a word they say. We can
18 see it in black and white in legally binding commitments.

19 So, I don't understand why they would despoil
20 their own property. And I don't understand why a building
21 would destroy the town. I don't understand why a few
22 dozen scientists, grad students coming in to work during
23 the day, is going to devastate the nature of this town.
24 I've never understood it.

1 Northeastern's proposed building and this
2 unyielding opposition on the part of vocal residents --
3 who I might add have blanketed the town with -- I am going
4 to say aesthetically unpleasing signs -- they have divided
5 the town, destroyed friendships, hurt local businesses,
6 and all this to stop Northeastern from making reasonable
7 and environmentally sound improvements to their own
8 property.

9 If voters authorize an eminent domain taking, the
10 town is unlikely to prevail. They'll come in and say
11 look, they want a conservation easement, we've promised a
12 conservation easement. But the strife and the bitterness
13 that have been generated will continue for years. We will
14 be caught up in court battles. And I feel that it is time
15 to put an end to this sorry episode. Thank you.

16 (Applause.)

17 MS. ROGERS: You know, I am going to take the
18 liberty of adding just one note, because as I was looking
19 for material for the warrant, I came across the speech
20 that my husband, Pete Rogers gave ten days before he died
21 on town hall floor on the issue of Northeastern expansion.
22 And one of the things he talked about that hasn't been
23 mentioned at all is the potential benefit to the town of
24 having a postal zone -- postal sustainability institute in

1 which the research can benefit the town, and the
2 university can partner with the town in mitigation and
3 those kinds of activities.

4 And so we've listened to --

5 MODERATOR: Could you --

6 MS. ROGERS: -- we've listened to the --

7 MODERATOR: -- wrap it up?

8 MS. ROGERS: -- negative, negative, negative. I
9 would like to put in a push for the positive. So, I urge
10 you, put an end to this conflict and vote -- end it. Vote
11 no.

12 MODERATOR: Thank you, Bee.

13 (Applause.)

14 MODERATOR: Ms. Tarmy, you want to speak?

15 SEVERAL: Vote, vote --

16 MS. TARMY: Julie Tarmy, 34 Forty Steps Lane --

17 MODERATOR: Come on, folks. Let's act civilized.

18 All right.

19 MS. TARMY: Three years ago I gave a talk on East
20 Point, and about two hundred of you came to listen. And I
21 did it before a lot of the emotions came out that have
22 come out over the last three years.

23 When I look at East Point -- and I grew up in
24 Nahant and I spent time up at East Point -- when I look at

1 East Point I look at it as a historic place. I look at it
2 as the place where the indigenous people would have chosen
3 to do their fishing, perhaps some farming, because it is
4 on the east of the island. I look at it as the beautiful
5 spot that Thorwald, the Viking explorer has been said to
6 have spotted and come on land and said "This place is
7 beautiful. I want to build my home here." And he is
8 reported -- through the research of a college professor
9 and a couple of others -- to have actually died here on
10 Nahant, very possibly on East Point and was buried there.
11 We don't know if he's there or not. The land has changed
12 much over the years.

13 After Thorwald, we have the colonists who came
14 in, and they saw that Nahant was a great place for their
15 livestock. Unfortunately, they felt they had to take down
16 all the trees in order to graze their animals. I guess
17 sheep don't like shade. But they saw the good in the
18 land. They saw the good in East Point, which was known as
19 the "great pasture".

20 Then we had the summer folk came, and they saw
21 what was good and healing about the breezes here in
22 Nahant, and they chose to build a hotel on East Point, the
23 Nahant Hotel, which boasted when it was done being added
24 onto, that it could accommodate 1,000 guests; 3,000 people

1 could come and eat there in a day through a few different
2 seatings. Unfortunately, that hotel burned down in the
3 1860s. But then the Lodge family decided that it would be
4 the best place for them to build their homes, and so they
5 bought that property -- all of it. Mr. Lodge did not live
6 long enough to build a home there and enjoy it. But his
7 two children inherited that land and they built their
8 homes there. They enjoyed it.

9 When the army came in during the Spanish American
10 war, the Lodges allowed them to put search lights, because
11 it was the first line of defense to Boston Harbor.

12 World War I, they allowed the army to come in
13 again and they put in guns to defend us all.

14 And then in World War II, the army came and took
15 the whole area. They dismantled Lodges' mansion, and kept
16 the Lowland mansion, which belonged to Elizabeth James,
17 Lodge's sister. And that was kept for the mess hall and
18 the officers' quarters.

19 There is a lot of history there. Unfortunately,
20 the last -- one of the last pieces of history burned down
21 there in the 1960s. I will tell you that I was in that
22 house the day it burned down. I did not light the match
23 that burned it down.

24 But that area where they want to build is a

1 historic area in my mind; over centuries of history is
2 there. And yes, it's been turned over, it's been built
3 up, it's been built down, but there are remnants there of
4 our history. And to me, that's what makes East Point
5 important, the history part of it. And a lot of that
6 history is where Northeastern wants to build. Not down in
7 the lowland area, where there still is one vestige of the
8 history I'm talking about, which is the small ice house,
9 which as a historian, I am concerned about that ice house
10 as construction may take place. I've been assured it will
11 be okay, but I won't know that until its done.

12 There's other areas on that land that they could
13 build. why build on the one spot that holds all of this
14 history?

15 I am a voter in favor of the eminent domain, even
16 though I'm not a fan of eminent domain taking of other
17 property. But in this case, I have to support it for the
18 historical aspect of what will be lost.

19 Northeastern has shown us renderings of beautiful
20 buildings. I even said at a meeting, "That's a beautiful
21 building." But does it belong in Nahant? I haven't seen
22 an architect's plan of what it will actually look like.
23 Is there one or is there only the drawings that we had
24 been promised that it will look like eventually?

1 I would vote yes, for eminent domain; no for the
2 building that is proposed.

3 Thank you for your time.

4 (Applause.)

5 MODERATOR: Thank you. Yes, sir?

6 MR. RAUWORTH: Thanks, Mr. Moderator. Mike
7 Rauworth, 31 Summer Street.

8 I have to turn around and face you all. It's
9 like looking into a mirror, otherwise -- your vote today
10 is a declaration of who you trust. You can trust the
11 selectmen. The selectmen are from you, the selectmen are
12 of you, the selectmen are accountable to you. I ask you,
13 look at these guys. Do they look like irresponsible bomb
14 throwers and rebel risers to you? They will make sure
15 that Nahant does not repeat the mistake of thirty
16 something years ago when it got approached by a developer
17 who said, "Show me the golf course, I'll run it. I'll do
18 everything great" and so forth. That guy turned around
19 and tried to develop it as house lots. It took Nahant
20 about a million bucks to get out of that one.

21 In fact, the selectmen are really just insisting
22 that Northeastern live up to what it wrote in a 1965
23 report about the property when they dedicated this land to
24 conservation purposes. Words that everybody lived by for

1 fifty something years. Here they are.

2 The university seeks to acquire the whole of East
3 Point in order to make it a wildlife preserve -- a
4 wildlife preserve. Only in this way can the unusual,
5 literal, and (indiscernible) fawners be protected
6 adequately in addition to the university can assure that
7 pollution will not jeopardize the continued high quality
8 of seawater for laboratory purposes. I got a copy of that
9 report right here. I'll be glad to show it to anybody.

10 After writing those words, now having lived by
11 them for some fifty years, Northeastern now says it wants
12 to build -- that they have the right to build a 55,000
13 square foot structure in the heart of that wildlife
14 preserve. How can they do that? Essentially, they say
15 actually, we changed our mind -- we changed our mind.
16 Nahant and NPT has sued Northeastern to enforce those
17 words. And Northeastern says, "you can't touch me." The
18 selectmen will not leave Nahant -- Nahant's shoelaces
19 untied again. They will be sure through a signed contract
20 that Nahant gets a voice in whatever goes on at East Point
21 through a signed contract.

22 Now, your vote yesterday gives the selectmen the
23 power to take the conservation easement by eminent domain
24 or not. It gives the selectmen the power and the

1 breathing room they need to negotiate a deal that provides
2 Northeastern with as much as possible that is consistent
3 with protecting Nahant's interest. It makes sure that --
4 your vote today makes sure that Nahant has an enforceable
5 commitment from Northeastern University in writing and
6 signed. In short, it ensures that Northeastern will have
7 to take us seriously.

8 What happens if you vote no? Nahant will lose
9 immediately -- immediately, and forever virtually all of
10 its bargaining power. The selectmen will have zero power
11 to influence what the multi-billion dollar institution
12 does in Nahant.

13 The conservation commission -- the ConComm, will
14 have certain powers, but very limited ones with respect to
15 the project. And Northeastern has repeatedly insisted
16 that the ConComm's authority doesn't even extend to the
17 proposed building on top of the Murphy Battery.
18 Northeastern will claim to be virtually bulletproof as
19 concerns to Nahant's zoning bylaws. In other words, you
20 can't touch me, because -- as they've already done --
21 because of a law known as the Dover Amendment.

22 Northeastern will be completely -- and I say
23 completely at liberty to change their mind as to virtually
24 anything they have said or even promised in these glossy

1 brochures -- thank you -- in these glossy brochures and
2 mailers. None of this is enforceable.

3 For example, Northeastern will be at liberty to
4 double or triple the size of the building that they
5 propose, and they will not be accountable to anything that
6 they've promised you in any form.

7 For ex -- so why can they get away with changing
8 their minds on all these things? Because what they've
9 said in these mailers and everything else, are essentially
10 political campaign promises. They're meant to influence
11 your vote here today. Now, have you ever heard of a
12 politician getting sued for breaking a campaign promise?
13 I don't think so.

14 Basically, nothing Northeastern says is worth the
15 paper its printed on. Unless it's a contract with their
16 signature on it, and a vote yes will give the selectmen
17 the power to negotiate to get a contract with
18 Northeastern's signature on it. Northeastern knows that
19 this eminent domain vote has great power against them.
20 It's the one thing that they fear. It's why they hired a
21 plane to tow a banner over Nahant two weeks ago, and why
22 they pumped all of this money into these brochures.

23 Let's have another look at Northeastern's track
24 record. Northeastern promises the citizens of Roxbury

1 that they were going to put up an eight-story building.
2 The citizens took Northeastern's word for it, and then
3 Northeastern built a twenty-two-story building, because
4 Northeastern changed its mind. Northeastern double
5 crossed the people of Burlington in the same way.

6 In fact, there -- I'm sorry, in their color
7 glossy brochures, they claim that the conservation
8 easement is worth way more than MPT's estimates. But MPT
9 has a hard copy written valuation from an imminent
10 respectable appraiser, a guy named Emmitt Logue (phonetic),
11 who has a reputation to protect. He's not somebody who
12 can afford to put his name on a valuation that does not
13 stand up, that does not support his professional
14 reputation.

15 Now, Northeastern has all the money it needs to
16 hire their own professional valuator. They could easily
17 get somebody to do that. And if they had done it, you
18 would have seen it quoted in one of these mailers. They
19 would have put the photo of the evaluator on it, they
20 would have bragged all about how their evaluation is right
21 and ours is wrong. But you didn't see that because they
22 didn't do it. They didn't get a valuation, because they
23 couldn't. They couldn't get a professional valuator with
24 professional reputation to protect to put his name on the

1 valuation that -- that would be that they have claimed.

2 Basically, you cannot trust Northeastern. They
3 say that if Nahant goes forward with eminent domain and
4 then withdraws, that we're going to be liable to them for
5 construction delay damages and legal fees. But there's
6 never been a legal decision that says that Northeastern is
7 entitled to either. And if there were such a decision,
8 awarding construction delay damages or legal fees, you can
9 be sure that Northeastern would have quoted it to you in
10 one of these brochures. But they haven't because they
11 didn't; there's no such decision. You can't trust
12 Northeastern.

13 Why does Northeastern insist on building on top
14 of the Murphy Battery? They could easily build in the
15 lowlands as has just been described, even if they had to
16 elevate the structure a bit to accommodate the flood plain
17 issues.

18 Why did they choose a place where they have to
19 drill through fifteen feet of military grade concrete
20 structure to put in an elevator shaft? What's the sense
21 in that?

22 Now, Susan Solomon, who you all know and respect
23 as our one Nobel Prize winner in Nahant, will tell you
24 about the calculations for square footage and the

1 workforce at Northeastern says they're going to put in the
2 facility. She'll say its way out of scale. Honest
3 universities don't do that. They don't build space they
4 don't need. And Northeastern has never explained the
5 discrepancy. It makes it all very suspicious.

6 The president of Northeastern, Joseph Aoun, has
7 great aspirations for Northeastern. He's been
8 aggressively building its profile and statute of
9 reputation. He wants to run with the big dogs like
10 Harvard and MIT. Northeastern has been aggressively
11 building its reputation. But there's one thing that
12 Northeastern is missing, one critical element of prestige.

13 Let me read you something from a Harvard website.
14 Think about panoramic views --

15 MODERATOR: Could we -- could we wind it up,
16 'cause your time is running out.

17 MR. RAUWORTH: I've still got a half a minute.
18 (Applause.)

19 MR. RAUWORTH: Think about the panoramic views of
20 Boston Harbor, Charles River, and Backbay from our
21 downtown clubhouse on the 38th Floor of One Federal
22 Street. UMass has a facility like that, Boston College ha
23 a facility like that on top of a tall building;
24 Northeastern does not. And that's the real reason.

1 That's why they're so intransigent, so explic -- and
2 explicable. The president of Northeastern wants those
3 commanding views of the ocean from the top of the bunker,
4 so that he can entertain politicians, big donors,
5 corporate chieftains, academic conferences with
6 distinguished panelists, even world leaders. A first
7 class ticket to academic prestige.

8 I say Northeastern is not entitled to sacrifice
9 the natural beauty of East Point just so that it can
10 shmooze the fat cats. I say you cannot trust
11 Northeastern. They double crossed Burlington; they double
12 crossed Roxbury; they double crossed Nahant. I say give
13 the selectmen the power to make Northeastern sign a
14 binding contract so that Northeastern cannot double cross
15 Nahant again. I say vote yes on this Article.

16 (Applause.)

17 MODERATOR: Thank you. Further discussion?
18 Could you put the microphone back?

19 MR. RAUWORTH: Yeah.

20 (Laughter.)

21 MS. CORT: My name is Alice Cort (phonetic), and
22 I live at 7 Valley Road.

23 I would like to speak in favor of passing
24 Articles 21(v) and Article 22.

1 What are these Articles about? I think this is
2 one thing that we can agree on. To me, they are about
3 East Point's unique natural beauty and money and trust.

4 East Point is a beautiful place that has taken
5 fifty-five years to recover to its current wildlife
6 sustaining state. Generations of Nahanters have enjoyed
7 it and voted to protect it. In the 1960s they thought
8 they found a partner to keep the land from development,
9 and allowed Northeastern to acquire the land from the
10 military for essentially no money.

11
12 Thirty -- about thirty years ago, Nahanters
13 designated it and other local open spaces, a natural
14 resource area. And for a long time, Northeastern proudly
15 acknowledged on its own website that East Point was both a
16 marine science center and a wildlife preserve.

17 My family has treasured East Point since 1970.
18 The fifty years we have been on Nahant.

19 But if what if your major concern is about the
20 money and the financial risk for voting for these
21 Articles?

22 In truth, both options voting for or against have
23 financial ramifications for Nahant's citizens. But I
24 believe the uncertainty and the actual dollar costs are

1 far less if we vote for these Articles than against them.
2 A yes vote means no new taxes for residents and uses a
3 generous gift to the community of \$3 million dollars.
4 Using real estate assessments by an independent company,
5 the amount set aside for the eminent domain taking should
6 be more than enough.

7 Northeastern disagrees with this assessment, but
8 as recently as this week, it continued to compare the land
9 on East Point that cannot be commercially developed by any
10 private group with land in Newton that can be fully
11 commercially developed. The properties are not at all
12 equivalent with regard to the value because of this. But
13 Northeastern is desperate to have you think so, and keeps
14 making this claim to mislead and scare you.

15 To address even these concerns of the citizens,
16 our selectmen have chosen, should negotiations with
17 Northeastern fail, a method of conservation easement,
18 eminent domain taking by 80A that allows Nahant to back
19 out in the unlikely event that estimates go far above the
20 costs experienced professionals have predicted.

21 To argue against this option, Northeastern has
22 tried to scare you by saying that massive expenses for
23 construction delays would be incurred should the town opt
24 out. But prominent eminent domain attorneys have strongly

1 argued that those costs are not allowed under the law.

2 In addition, if we allow Northeastern to build
3 its massive building, it is likely to be way more costly
4 for residents. Since Northeastern pays no real estate
5 taxes like you and I do, despite our using -- despite its
6 using our roads and water systems and relying on our
7 police, fire, and public works departments, we will be
8 subsidizing Northeastern's presence on Nahant, which
9 currently includes 114 people on site now, and at least
10 114 people in the new building. And that would be to the
11 tune of at least \$29.6 million dollars over forty years.
12 That's because the estimate that RKG gave counted first
13 the 114 that were planned in the new building. But it
14 didn't actually do the finances for the 114 currently on
15 site. This is an average of \$740,000 per year, according
16 to the RKG report when you do that addition. That's an
17 average of \$462 for each of Nahant's 1,600 households, and
18 that's the low range. Using more realistic numbers for
19 the number of people working in a 55,000 square foot
20 building, brings the cost up to \$41.5 million dollars over
21 forty years. And it could be even more, depending on how
22 many more people are added with the buildings' various
23 uses. The undisclosed total personnel and visitor, and
24 the newly announced Edwards renovation -- these amounts

1 are so much more than the \$6 million dollars over forty
2 years that Northeastern suggested is a fair reimbursement
3 to the town.

4 So, lastly for me, this is about trust. As
5 you've heard, Nahant's selectmen have lived here for more
6 than forty years, and two of them grew up here. They have
7 shown us their analyses and described the safety net
8 provided by 80A.

9 Northeastern has declined to reveal information
10 about its building, despite numerous requests, including
11 its height, its interior design; it lists conflicting
12 numbers of personnel in its website and materials;
13 declined to give us explanations or clarify its personnel
14 calculations when we asked; refused to negotiate with a
15 mediator under reasonable terms asked by the town; and
16 offered a financial settlement that is very far from their
17 fair share. And it recently disclosed, after the addition
18 to the Murphy Battery as we've noted, that it would work
19 on the Edwards Building, but has given no information
20 about the size or the increased number of personnel that
21 that might have.

22 All of these developments would add years of
23 construction and more and more people and more costs to
24 Nahant residents.

1 The limited drawings we have been shown reveal an
2 idealized view of a virtually invisible building on top of
3 the Murphy Battery, drawn by undoubtedly talented artists.
4 But which, I believe, represent a fantasy. Because the
5 drawings are a vision that cannot be achieved within many
6 years, if ever.

7 Lastly, according to newspaper reports,
8 Northeastern also shared with Roxbury, drawings of dorms
9 with eight to ten stories, which suddenly turned into
10 drawings of twenty-two to twenty-five stories in the
11 middle of the project.

12 I suspect that Northeastern would say now it has
13 no current plans for such changes here. But think again
14 to Roxbury, and ask when Northeastern decided on its
15 enlarged plan and when it shared it with the community, or
16 if it cared about how the community felt about it.

17 So, if the choice is to save the beautiful,
18 natural area of East Point or destroy it, I ask you to
19 save it. If the choice is no new taxes and use CPA funds
20 versus increasing real estate taxes as Northeastern's
21 program grows and grows and we absorb their costs, I ask
22 you to choose the CPA funds and no new taxes. If the
23 choice is to trust our selectmen who have deep roots in
24 this community versus trust a billion dollar university

1 that has already mislead us and the citizens of Roxbury
2 and Burlington, I say trust our selectmen.

3 Unfortunately, Northeastern has changed since it
4 came here fifty-five years ago. And in this, it has not
5 earned your trust, and it should not earn your vote.

6 Please vote yes on Articles 21(v) and 22, and
7 save East Point and our community from the destruction and
8 expense of Northeastern's proposed over development.
9 Please give our selectmen the power to negotiate from
10 strength. And if necessary, take by eminent domain with a
11 conservation easement. Thank you.

12 (Applause.)

13 MODERATOR: Thank you. We're doing --

14 CROWD: Vote, vote, vote!

15 MODERATOR: All right. I'll ask the speakers,
16 we've heard a lot of the same information. We can try not
17 to be duplicative of the stuff that's already gone by. I
18 appreciate that.

19 MR. BARANEK-OLMSTEAD: Brendan Baranek-Olmstead,
20 2 Summer Street.

21 I wanted to follow up with questions that were
22 submitted to two weeks ago to the board of selectmen and
23 get some responses.

24 MODERATOR: Is there a particular reason why?

1 MR. BARANEK-OLMSTEAD: Because I submitted
2 questions to the board of selectmen two weeks ago and
3 requested responses, and I was told I'd be provided
4 responses, and I have not received any responses so far.

5 MODERATOR: Well, would they impact this -- the
6 question before the house?

7 MR. BARANEK-OLMSTEAD: I believe so, 'cause they
8 --

9 MODERATOR: How could -- how could they do that?
10 First of all, I'm advised by counsel that the board is not
11 obligated to answer questions from the (indiscernible),
12 but they may well. But I just want to make sure that what
13 you're talking about is something that has substantively
14 something to do with the issue before the house.

15 MR. BARANEK-OLMSTEAD: I believe we're discussing
16 eminent domain, and giving the board of selectmen
17 authority to use that eminent domain in the future. Is
18 that correct?

19 MODERATOR: That's my understanding.

20 MR. BARANEK-OLMSTEAD: Okay. So, has eminent
21 domain every been used in the past? I've heard from some
22 selectmen from their personal experience, but I have not
23 got a full accounting of what the town's business has
24 been.

1 MR. ANTRIM: None of us remember that. That
2 doesn't mean it never happened, but none of the three of
3 us remember that, and we haven't had time to research it
4 beyond our own memories.

5 MR. BARANEK-OLMSTEAD: Okay. Then I would just
6 get to the heart of the matter.

7 It was the -- I had recently contacted Coughlin
8 Environmental Services about the boundary of the proposed
9 conservation easement. And the -- Coughlin Engineering
10 seemed to indicate that the paved services in front of the
11 Murphy bunkers was included in the boundary. It was my
12 understanding that there's been no changes to the map
13 that's been provided. So, I was, you know, trying to
14 understand you know, what decision making was made, you
15 know, prior to this meeting as to why there was no need to
16 make changes.

17 MR. ANTRIM: I think what you're asking was the
18 question we discussed on the phone the other day?

19 MR. BARANEK-OLMSTEAD: Well, you had said you
20 were going to review the emails and take a look at. So, I
21 was trying --

22 MR. ANTRIM: Yeah, so --

23 MR. BARANEK--OLMSTEAD: -- so this morning you
24 confirmed that there was no changes to the map. So, I was

1 just wondering what the decision making was to make that
2 determination.

3 MR. ANTRIM: Yes. There's no changes to the map;
4 there wasn't time to do that -- enough time. But the
5 intent is to take -- put the conservation restriction on
6 the -- let's call it the "the dirt" on top of the battery,
7 and not the -- not the space below the dirt, if that's
8 what you mean.

9 MR. BARANEK-OLMSTEAD: Okay.

10 MR. ANTRIM: Did that --

11 MR. BARANEK-OLMSTEAD: Then I guess, did the
12 board of selectmen obtain any legal advice regarding the
13 implications of the consultant's statement?

14 MODERATOR: I direct not to answer; that's
15 privileged information.

16 MR. BARANEK-OLMSTEAD: Okay, then. I took a walk
17 up to East Point yesterday and noticed there was HVAC
18 infrastructure within that area. Is it known whether this
19 -- these structures are directly associated with the
20 Murphy bunker facility and operation?

21 MR. ANTRIM: I think -- I think the HVAC stuff is
22 associated with what's inside the Murphy Battery. I don't
23 know whether -- where the line falls exactly on the map
24 that you've seen. But it would not preclude them from

1 maintaining the equipment. It just -- they can't build
2 anything addition -- they wouldn't be able to build
3 anything additional in the conservation restriction area.

4 MR. BARANEK-OLMSTEAD: So, they couldn't replace
5 the equipment?

6 MR. ANTRIM: I think they can replace what's
7 there, but they can't build something new.

8 MODERATOR: You know, this really way afar a
9 field from what's the issue before the house.

10 MR. BARANEK-OLMSTEAD: Well, my next --
11 (Applause.)

12 MR. BARANEK-OLMSTEAD: -- my next question was
13 whether --

14 (Applause.)

15 MODERATOR: One more question, that's it. Pick
16 it out.

17 MR. BARANEK-OLMSTEAD: The speakers before me
18 were given up to ten minutes of time to comment with no
19 interruption.

20 MODERATOR: That's why -- people are leaving. We
21 don't want -- we don't need ten minutes a person. They
22 spoke in accordance with what was before the house, not
23 just random questions that have really nothing to do with
24 it.

1 MR. BARANEK-OLMSTEAD: All right. Then I'll get
2 to the heart of the matter.

3 My con -- I'm urging the citizens to vote against
4 the use of eminent domain -- to authorize the board of
5 selectmen to use eminent domain, 'cause I'm concerned
6 about the future implications this decision will have on
7 the other property owners in this town.

8 The proposal put forth is to take land by eminent
9 domain and establish it as conservation land. We have a
10 variety of properties in this town that are subject to
11 repeated flooding. The federal government in the case of
12 Hurricane Sandy, has been starting to talk to states about
13 requiring the use of eminent domain as a mechanism in
14 communities to address flood mitigation risks.

15 If we are voting now to approve the use of
16 eminent domain to establish conservation land for land
17 that is outside of a flood zone, then what protections do
18 we have if they come back to us in the future and
19 basically say in a flood zone you should make this a
20 viable option?

21 MODERATOR: Thank you. Thank you very much.

22 MR. BARANEK-OLMSTEAD: Do I have --

23 MODERATOR: Further discussion?

24 (Applause.)

1 CROWD: Vote, vote, vote!

2 MODERATOR: You know, I understand everybody's
3 really excited. It's been a long day so far; we've got a
4 lot of stuff, a lot of folks in line. But the way we
5 operate is you can't call the question just from shouting
6 from your chair. You want to call the question? Get in
7 line. We used to have Bernie. And when Bernie got in
8 line, we knew what was coming, but we don't have Bernie
9 anymore. So, I understand what you want, and I understand
10 why you want it. But we've got people who want to speak
11 and want to speak on the topic. So, please go ahead. Go
12 ahead.

13 MR. BRADLEY: Thank you. Scott Bradley at 33
14 Summer Street.

15 And I rise to speak for Paulie and Larry Bradley
16 of 33 Summer Street, who are also here in attendance.

17 Paulie is the co-founder of S.W.I.M., and former
18 chairman -- chairperson of the Nahant Conservation
19 Commission. Larry is a Dory Club member, sailboat
20 captain, and Paulie's eternal supporter.

21 These remarks have largely taken from an Article
22 authored by Paulie Bradley upon retirement from S.W.I.M..
23 It's entitled, Nahant Northeastern and S.W.I.M.:

24 "There's a long history of cooperation between

1 the Town of Nahant and Northeastern University Marine
2 Center. Both have worked energetically to protect the
3 waters off Nahant. Nahant needs clean water for swimming,
4 fishing, and lobstering. Northeastern needs clean water
5 for the salt water intakes that are essential for its
6 laboratory experiments. Both benefit from studies done in
7 and near the Nahant seashore.

8 As citizens, we all want a clean environment for
9 our children and our grandchildren.

10 Starting in 1967, the Nahant Conservation
11 Commission under Chairman Ruth Alexander, searched for a
12 non-profit group to buy the East Point land which was
13 being sold by the federal government. The town had turned
14 down the acquisition as a public park in 1964. And the
15 next tier of bidders was non-profit groups such as
16 universities before an offer to the final tier of private
17 developers.

18 There were many developers eager to buy the
19 property and build high-rise apartments, just as they've
20 done in Winthrop.

21 A small committee was formed under ConComm: John
22 and Linda Vanlère, George and Georgia Lawson, and Larry
23 and Paulie Bradley. They called every college,
24 university, and likely non-profit group.

1 Larry, who holds a masters degree from
2 Northeastern, learned that Northeastern was looking for a
3 location to establish a marine science center. Quickly,
4 Larry talked it over with Nahanter John Lowell, then a
5 member of the board of trustees as Northeastern, and the
6 rest is history.

7 For many years after Northeastern came to Nahant,
8 there were articles in town meeting to change the zoning
9 bylaws in order to build apartment buildings in Nahant
10 locations. But they were all defeated, except for the
11 Bass Point Apartments. You can imagine what Nahant would
12 look like if we'd allowed those apartments, especially
13 high-rise apartment complexes.

14 Nahant has about one-quarter mile -- sorry, about
15 one square mile and Winthrop has about one-and-a-half
16 square miles. Nahant's population is 3,410 people;
17 Winthrop's population is 17,497. Nahant could be as
18 crowded as Winthrop. Instead, Nahant keeps its small-town
19 feel, and Nahant is known as the home of the
20 internationally respected marine laboratory.

21 During the 1970s, the Nahant Conservation
22 Commission and Northeastern, worked on a public school
23 elementary program and a volume of natural history field
24 notes with keys to the organisms living in Nahant waters.

1 Northeastern ran a program in conjunction with the Nahant
2 Public Schools and printed copies of the texts for all
3 students.

4 The waters around Nahant were monitored for many
5 years by citizens, lead by Norman Carl Brooks and working
6 with Northeastern, the Massachusetts Audubon Society, and
7 the Town of Nahant.

8 In 1984, Northeastern Professor Trish Morse
9 (phonetic) sounded the alarm that Nahant was applying --
10 sorry, that Lynn was applying for a waiver of secondary
11 treatment which, if accepted, would continued to pour
12 polluted sewage effluent into Nahant waters. This lead to
13 the founding in 1984 of safer waters in Massachusetts,
14 S.W.I.M.. Mike Manning was one of the original founders
15 of S.W.I.M., along with Bill Coffey, Norma Brooks, and
16 Paulie Bradley. They took their concern to the Nahant
17 Selectmen, and Richie Lombard was the first of the board
18 of selectmen to realize how important an issue it was to
19 Nahant.

20 Northeastern was with us from the start in
21 fighting for clean water.

22 Next came the battle to protect Nahant from
23 pollution from the Greater Boston MWRA sewage outfall.
24 Nahant selectmen and other town officials gave hours of

1 time, contacted elected officials, and attended meetings
2 which were critical in bringing secondary treatment in a
3 significantly longer outfall.

4 Northeastern experts came to meetings in Boston
5 with the Massachusetts Water Resources Association
6 testified at hearings, read the lengthy MWRA reports which
7 we called the 'Seven Deadliest Volumes' and wrote material
8 for the responses which were called the 'Sapphire
9 Necklace.'

10 State--wide environmental groups backed us.
11 Instead of primary treatment, we won secondary treatment.
12 And instead of an outfall three miles from Nahant, we have
13 a Boston outfall six miles from Nahant, nine miles from
14 Boston. That was Nahant working with S.W.I.M., working
15 with Northeastern.

16 During the early 2000s S.W.I.M. prevented dumping
17 of contaminated dredging spoils from Chelsea Creek, just
18 offshore from Nahant. It was a quick victory, because a
19 proponent saw the strength of S.W.I.M., the Town of
20 Nahant, and Northeastern's coalition. This victory has
21 had widespread ramifications. Stopping and preventing
22 other proposals to use the ocean to dispose of polluted
23 material.

24 S.W.I.M. has always worked with the town and the

1 university on many more projects over the years; a natural
2 gas pipeline, a proposal for flood gates over the Saugus
3 River, protecting still wagon bank and endangered whales,
4 creating a no discharge area in Nahant waters and others.
5 S.W.I.M. has never been accused of nimbly being not in my
6 backward. And because of Northeastern scientists, they've
7 made sure we always had the scientific facts straight.
8 Nahant is a cleaner, safer place because of its history
9 and its alliance with Northeastern.

10 In 2013, Paulie Bradley retired as the leader of
11 S.W.I.M.. In the over forty-five years from 1967 to 2013,
12 Northeastern University Marine Science professors and
13 staff, backed Nahant in the long battle for secondary
14 treatment, a long outfall, and over the years, they've
15 given S.W.I.M. and the town hours and days of free
16 scientific consultation that we could have never have
17 afforded to pay for had they demanded expert
18 consultations."

19 Northeastern has been essential in protecting the
20 environment of Nahant. They are truly great neighbors.
21 Thank you, Nahant, Northeastern, and S.W.I.M.'ers.

22 Paulie, Larry, and I ask you to join us in voting
23 no on eminent domain.

24 (Applause.)

1 MR. BRADLEY: Mr. Moderator?

2 MODERATOR: Yes, sir.

3 MR. BRADLEY: I'd like to call the question.

4 (Applause.)

5 MODERATOR: You're not alone, but we are governed
6 by town meeting time, and we're governed by what I've done
7 always in the past. You can't get up and make a speech on
8 the Article, and then call the question at the end of the
9 speech. You've defeated the entire purpose of call the
10 question.

11 MR. BRADLEY: Okay.

12 MODERATOR: And that's what I did to Mike earlier
13 when he was going to start arguing about his motion to
14 commit. I said you can't do that, 'cause its not
15 arguable. So, we can't do that. But maybe some kind
16 person behind you in line will make -- call the question.

17 (Applause.)

18 MS. POTTS: Emily Potts, 114 Pond Street.

19 MODERATOR: Yes, Emily?

20 MS. POTTS: Speaking as the president of the
21 trust, I call the question.

22 (Applause.)

23 MODERATOR: The question has been called for.

24 So, we are now voting and we can't -- can't debate on it.

1 The question is whether or not to cut off further
2 debate. We've heard enough --

3 UNIDENTIFIED MALE: Second the motion.

4 MODERATOR: So, let us vote. Now, a lot of folks
5 went out into the sun, because it's kind of -- the air
6 conditioner, we've got it set too low. But we want to
7 make sure that you get your signals on your devices while
8 you're voting. So, if you don't get that green light,
9 come in closer. All the transmitters are in the tent, so
10 make sure that you get a green light and vote. So, we
11 will now vote on the calling of the question.

12 If you want to cut off debate, vote yes. If you
13 want to -- if you don't want to vote, you want to hear
14 more, vote no.

15 All right. Has everybody voted? Let's -- let's
16 start the ten second countdown.

17 You'll be glad to know it beat the two-thirds
18 requirement. It's 862 to 33. So, the debate is called
19 off; the debate is finished.

20 Now, we go to vote on the Article as read. So,
21 if you are in favor of the motion on Article 22, vote yes;
22 if you're opposed, vote no.

23 MODERATOR: Yes, point of order? Say something?

24 UNIDENTIFIED FEMALE: That's all right. It's

1 okay now. It's fine.

2 MODERATOR: Okay. Okay, you want to try the ten
3 second?

4 CROWD: 5, 4, 3, 2, 1.

5 (Applause.)

6 MODERATOR: It's 647 in favor; 271 against. It's
7 got to be a two-thirds? It's got to be a two-thirds vote
8 though. Maybe two-thirds? All right. I'm informed that
9 we passed the two-thirds majority vote that was required.
10 (Applause.)

11 MODERATOR: So, it's now about twenty after five
12 and --

13 MR. MUSMAN: Mr. Moderator --

14 MODERATOR: -- and we are not --

15 MR. MUSMAN: Mr. Moderator?

16 MODERATOR: Yeah.

17 MR. MUSMAN: I would like to make a motion at
18 this point.

19 MODERATOR: Yep?

20 MR. MUSMAN: I would like to move Article 21(v)
21 ahead of Article 21(a) to be heard now in conjunction with
22 the vote that just took place.

23 MODERATOR: Okay. We have a motion to take 21(v)
24 out of order -- a majority vote.

1 MR. MUSMAN: V -- v as in Victor.

2 MODERATOR: So, we have a motion to take 21(v)
3 out of order and we have to vote on that. So, the vote
4 right now is to take 21(v) out of order.

5 Those in favor, vote yes; those opposed, vote no.
6 We're getting the voting going.

7 MR. MUSMAN: So, everybody should know that 21(v)
8 is the funding piece of the eminent domain Article. So,
9 please stay.

10 MODERATOR: 635 in favor to 62 against. The
11 motion carries.

12 So, we will have eminent V -- Barbara Beatty?

13 MS. BEATTY: It's my great pleasure to be able to
14 move to Article 21(v).

15 I move that the town appropriate the sum of
16 \$1,500,000 to pay a portion of the costs to acquire a
17 restriction and easement in an approximately 12.5 acre
18 portion of the land located at 430 Nahant Road, Nahant,
19 shown on assessor's map lot as 1B-01, and described in a
20 deed recorded with the Essex South District Registry of
21 Deeds in Book 5344, Page 142, and in certificate number
22 47172, for open space, recreation, conservation, and/or
23 historic preservation purposes, and an easement to use
24 certain portions for beach purposes. Including the right

1 to install certain public improvement to facilitate the
2 public use of the area as shown on a plan drafted by
3 Coughlin Environmental Services dated April 2021 on file
4 in the town clerk's office, and as printed in Appendix 17
5 of the report and recommendations of the Advisory and
6 Finance Committee.

7 Subject to: 1(I), a vote of the town to acquire
8 the above-described property, which we did just vote to
9 do; and 2, the receipt of the town of grants or gifts in
10 the amount of at least \$3 million dollars or such larger
11 amount as shall be required, together with the amount
12 appropriated at this town meeting to pay the purchase
13 price or pro tanto amount, as the case may be of acquiring
14 such interest in the above-described property.

15 And as you know, the town has already received
16 the generous \$3 million dollar contribution. So --

17 (Applause.)

18 MS. BEATTY: So, that part of this has already
19 happened.

20 And further, the treasurer with the approval of
21 the board of selectmen is authorized to borrow the sum of
22 one million five hundred -- five hundred thousand, thank
23 you, under General Laws see 44(b), General Laws see 44,
24 Section 7, 8, or any other enabling authority. And to

1 issue bonds or notes of the town therefore, and any
2 premium received upon the sale of any bonds or notes
3 approved by this vote, less any such premium applied to
4 the payment of the costs of issuance of such bonds or
5 notes may be applied to the payment -- may be applied to
6 the payment of costs approved by this vote in accordance
7 with Mass General Law Chapter 44, Section 20. Thereby
8 reducing -- reducing the amount authorized to be borrowed
9 to pay such costs by a like amount.

10 And I would like to add at this point that the
11 FinComm, the Financial and Advisory Commission of which I
12 am a member and work with a wonderful group of people who
13 have -- I really appreciate the work we've been doing, and
14 Lynn Spencer -- who I'm going to turn this over to in a
15 second -- we voted. When we were first given this
16 Article, as you know, we spent hours discussing,
17 deliberating -- when we were first given this Article to
18 discuss, in that first instant we voted to recommend it to
19 you. So, the FinComm has recommended this Article to you.
20 Thank you.

21 (Applause.)

22 MODERATOR: Seconded by Mr. Lewis.

23 MS. BEATTY: But I would like --

24 MODERATOR: There's one -- one --

1 MS. BEATTY: -- in terms of questions, I would
2 like to turn it over to Lynn Spencer.

3 MODERATOR: There's one correction. I think that
4 you read when you were reading, you read of "at least \$3
5 million dollars or such other amount that was required."
6 I don't know where you got that. It's in the Article, but
7 it's not in the motion.

8 MS. BEATTY: Oh, I was reading from -- I was
9 reading from the script that I was given.

10 MODERATOR: Yeah, okay. So, I don't know where
11 it came from, but anyway --

12 MS. BEATTY: I need to read the correct -- please
13 give me the correct --

14 MODERATOR: Yeah, so it's only \$3 million
15 dollars. And as you pointed out, the \$3 million dollars
16 is already here. It's a (indiscernible), so we don't need
17 to have you re-do it.

18 MS. BEATTY: Okay.

19 MODERATOR: It's all right.

20 MS. BEATTY: You can delete that part that I
21 added.

22 MODERATOR: Delete that from your memory.

23 MS. BEATTY: It needs to be correct. Thank you
24 very much. I appreciate the correction and delete.

1 In terms of for questions, I want to turn it over
2 to Lynn Spencer, who as you know, with the CPC has worked
3 so hard on all of these Articles as well. Thank you,
4 Lynn.

5 MS. SPENCER: Thank you, Barbara. I am
6 privileged to chair Community Preservation for the Town of
7 Nahant, and have been on that committee since the town had
8 the vision to vote in Community Preservation in 2004.

9 A lot has been said today. I would like to make
10 my words simple and plain.

11 Our committee strongly endorses this as an
12 innovative and appropriate use of Community Preservation
13 funding. The innovation for Nahant is that this may be
14 the first time that an eminent domain procedure is going
15 to move forward. But in fact, Community Preservation
16 funds have been used across the state for eminent domain
17 type of activities.

18 There's three elements of Community Preservation
19 that we are -- that are the source of enhancements to the
20 quality of life in Nahant: historic preservation, you've
21 already heard about; community housing; and open space and
22 recreation. This Article supports open space and
23 recreation and historic preservation and deserves your
24 support.

1 It is important to note -- and there's lots of
2 language in the warrant book -- but this is a thirty-year
3 bond. It will require a two-thirds vote to succeed. And
4 the duration of that bond, two -- with interest, will cost
5 \$2.6 million dollars. Of that, \$810,000 is actually
6 supported by the state match. Because we are very
7 fortunate to enjoy a state match of approximately seventy
8 percent on our three percent surcharge. This is a good
9 investment. It will bring dividends to the town in terms
10 of protection of open space, enhancement of the enjoyment
11 of -- of the quality of life in this community, and
12 ultimately give our board of selectmen the tools they need
13 to negotiate successfully with Northeastern.

14 Thank you for your attention and please vote
15 this.

16 (Applause.)

17 MODERATOR: Thank you, Lynn. Further discussion?

18 MS. CAPANO: Michelle Capano, 29 Ocean Street.

19 I'd like to call the question.

20 (Applause.)

21 MODERATOR: The question has been called for.
22 The issue is whether to cut off debate. If you've heard
23 enough, we should cut off; and if you haven't, then you
24 need to vote no. If you're in favor of cutting off

1 debate, please vote yes; and if you would -- don't want to
2 cut off debate, vote no.

3 Okay, we are voting.

4 It's 655 in favor; 14 against. Debate is cut
5 off. We are now voting on the amendment -- not the
6 amendment -- the Article as originally written and
7 originally read by the FinComm. If you're in favor of the
8 borrowing of \$1.5 million dollars for the purposes
9 recited, please vote yes; if you're against it, please
10 vote no. And this is a two-thirds majority requirement as
11 mentioned.

12 (Applause.)

13 MODERATOR: Those in favor 575; those against,
14 98. Thank you, ladies and gentlemen.

15 Now, let me just say one more thing before we
16 start thinking about what we're thinking about.

17 I look out into this audience, and I've never
18 seen so many -- a gathering of so many beautiful,
19 wonderful people. You guys are great to be here. We
20 really appreciate your attendance. I'm glad that you're
21 here and you're taking a direct democratic participation
22 in decisions.

23 Now, we've got a lot left to do and it's getting
24 late. And I promise that tomorrow, we'll turn the air

1 conditioning down, so we'll have a little more warmth.

2 So, we're going to reconvene tomorrow at one
3 o'clock -- one o'clock tomorrow afternoon. Please come
4 back.

5 (Applause.)

6 MODERATOR: Yes, sir?

7 MR. GERALD: Can I ask a --

8 MODERATOR: Yes, sir?

9 MR. GERALD: Can I ask a rule question?

10 MODERATOR: Yeah.

11 MR. GERALD: Many people will leave now; many of
12 them will not come back for the session tomorrow.

13 MODERATOR: I'm sorry to hear that.

14 MR. GERALD: Is it clear that now that Articles
15 22 and 21(v) have been approved, that no further action
16 can be taken to rescind or change those votes?

17 MODERATOR: That's correct.

18 MR. GERALD: Thank you very much for clarifying.

19 (Applause.)

20 MODERATOR: See you all tomorrow. I want all 900
21 back here tomorrow! One o'clock. Be there or be square.

22

23

24

(END OF TOWN MEETING)

C E R T I F I C A T I O N

I, MARY INDOMENICO, AN APPROVED COURT TRANSCRIBER, DO
HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND ACCURATE
TRANSCRIPT FROM THE AUDIO RECORDING PROVIDED TO ME BY TOWN
OF NAHANT OF THE ANNUAL TOWN MEETING OF NAHANT IN THE
ABOVE ENTITLED MATTER.

I, MARY INDOMENICO, FURTHER CERTIFY THAT THE
FOREGOING IS IN COMPLIANCE WITH THE ADMINISTRATIVE OFFICE
OF THE TRIAL COURT DIRECTIVE ON TRANSCRIPT FORMAT.

I, MARY INDOMENICO, FURTHER CERTIFY THAT I NEITHER AM
COUNSEL FOR, RELATED TO, NOR EMPLOYED BY ANY OF THE
PARTIES TO THE ACTION IN WHICH THIS HEARING WAS TAKEN, AND
FURTHER THAT I AM NOT FINANCIALLY NOR OTHERWISE INTERESTED
IN THE OUTCOME OF THE ACTION.

Mary C. Indomenico

February 24, 2022

A handwritten signature in black ink, reading "Mary C. Indomenico", written over a horizontal line.

212 Vineland Avenue, East Longmeadow, MA 01028

413-746-1778

perfectinprint@aol.com

\$	\$18	\$4,103.72	\$740,000	1.1
	25:4	15:23	176:15	145:3
\$1	\$190,000	\$4.2	\$75,000	1.1%
26:1,2	70:24	92:8	65:14	144:20
\$1,000	\$2,000	\$4.8	\$762,000	1.7%
6:14	46:2	92:8	83:20 92:10	21:18,19
\$1,074.50	\$2,056,760	\$40,000	97:21	1.8%
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