

**Town of Nahant  
Board of Selectmen  
Meeting Minutes  
June 15, 2022 at 6:30pm via ZOOM  
Eugene Canty, Chairman, Mark P. Cullinan, Vice Chairman  
Joshua A. Antrim, Recording Secretary, Antonio Barletta, Town Administrator**

**Attendance:** Eugene Canty (GC), Mark P. Cullinan (MC), Joshua A. Antrim (JA), Antonio Barletta (TA)

**1. Meeting Opening**

**GC:** Opened the Board of Selectmen meeting at 6:30pm on Wednesday June 15, 2022

**2. Opening Comments:**

- a. 2022 Resident Parking Stickers available for purchase at nahant.org.
- b. Compost are open on Wednesdays and Saturday from 9AM-3PM. 2022
- c. Recycling for metal/white goods/tv/computers is the last Saturday of each month from 8AM-12PM
- d. Nahant Town Hall seeking College aged student for a paid part time internship.
- e. Farmers Market will be on the following Saturdays from 10AM-1PM, July 16<sup>th</sup>, August 20<sup>th</sup> and September 17<sup>th</sup> at the Flash Road Park.
- f. Town Hall will be closed Monday June 20, 2022 in observance of the Juneteenth Holiday

**3. New Business**

**a. Approve Sale of Bonds**

**JA:** Read the entire motion which is attached as a separate document.

**MC:** seconded the motion

**Roll call vote:** GC: yes MC: yes JA: yes

**b. Approve Appointment**

**Motion:**

**MC:** "I move that the Board of Selectmen vote to approve the appointment of Michael Shultz as a Nahant Reserve Police Officer."

**JA:** seconded the motion

**Roll call vote:** GC: yes MC: yes JA: yes

**c. Approve BOS meeting minutes**

**Motion:**

**MC:** "I move that the Board of Selectmen vote to approve the Board of Selectmen meeting minutes from March 16, 2022, April 6, 2022 and April 20, 2022."

**JA:** seconded the motion

**Roll call vote:** GC: yes MC: yes JA: yes

**d. Approve Event Request**

**Motion:**

**MC:** "I move that the Board of Selectmen vote to approve the event request from the Nahant Public Library for the Through Me to You Puppetry Show on July 12, 2022 at the Town Hall starting at 10:00AM."

**JA:** seconded the motion

**Roll call vote: GC: yes MC: yes JA: yes**

#### **4. Ongoing Business**

##### **a. 9 Little Nahant Road**

**TA:** The estate has received an offer for the property, they wanted HUD and the Town of Nahant to negotiate on the issue the Town being owed back taxes and HUD being owed their reverse mortgage amount. The offer provided is not enough to repay both the town and HUD completely. We had a few conversations with HUD and we met for an executive session as we were negotiating with HUD a dollar amount to avoid going to litigation about who will receive what. Ultimately the town presented a fair thought out equitable split of the purchase price. We were able to negotiate a good number for the town and higher than the principle amount of taxes owed to the town. If the deal goes through the town will recoup the taxes and the penalties. After coming to an agreement and presenting to the seller and buyer, the seller (estate) knowing that there were left over amounts owed to HUD and Nahant, they requested we both waive those left over amounts owed before signing the purchase of sale. We as a town do not have authority to do that without authority from the DOR. If DOR doesn't approve then the town is held responsible financially for the remaining amount owed.

**Karen Regnante (14 Howe Rd.):** Asked a question regarding the property.

##### **b. Short Term Rental Discussion**

**TA:** This committee was formed at last year's town meeting so that they can draft rules, regulations and bylaws surrounding short term rentals and present at a future town meeting to be voted on. They have been meeting regularly and meetings are open to the public.

**Susan Caccivio (65 Maolis Rd.):** Would like to see the Short Term Rental Committee meetings be in hybrid or ZOOM.

**Terry Clark:** Asked if Short Term Rentals are legal or illegal in town?

**Dan Skrip (Town Counsel):** That answer is still unclear as when our bylaws were built, nothing like that existed. We are looking into it. It may come down to a ZBA interpretation of the bylaws.

**Rebecca Dalpi (124 Castle Rd):** I live next to an air bnb, I also own a short term rental in town on top of my residence. Discussed laws regarding air bnb's and short term rentals.

**Brendan Baranek Olmstead (2 Summer St.):** Until regulations from the STRC are finished if the town were to take action would it open itself up to excessive legal fees?

**TA:** Possibly yes. So we want to make sure we are on strong sound legal ground before we enforce anything.

##### **c. Tudor Beach Ramp Discussion**

**TA:** RE: ramp at Tudor Beach. A lot of public discussion on what the ownership rights are to the ramp. This past winter an abutter to the ramp placed rocks and a sign that stated the ramp was closed. We have researched this to make sure we are on sound legal ground before approaching the issue.

**Dan Skrip (Town Counsel):** It doesn't matter who owns the ramp b/c our research goes back to the two previous owners of 163 Willow Rd. dating back to the mid 70's. I spoke to the previous owners, they never stopped residents from using the ramp or claimed ownership. The 3 previous DPW directors also never got special permission to use the ramp from the owner. So we believe the town and the citizens have a prescriptive easement over the ramp and the current owner has no right to block the ramp or put his own signs up. If he does then we will remove it and bring him to land court. The town will be taking measures to show the ramp has been maintained and safety signs.

##### **d. Coyote Discussion**

**TA:** We have been working with MASS Wildlife. We have had two recent cases of domestic pets being bit by a coyote while on the leash. We have had reports about interactions of pets off leash. The message we are receiving from the

state, that 99% of the solution is with the individual and their behavior. Making sure coyotes don't view humans as a source of food by making sure food is not left outside, animals are leashed and hazing coyotes. Ways of Hunting, trapping and relocating coyotes are limited and regulated by the state.

**Pamela Duncan (54 Maolis Rd.):** Commented on the coyote situation in town and her experience.

**Tom Costin:** Commented on the coyote situation in town and wants the town to take care of the situation.

**Susan Caccivio (65 Maolis Rd.):** Commented on the coyote situation in town

#### **5. Preserving East Point**

#### **6. Town Administrators Report**

- a. **MBTA Better Bus Project-Outline Process-** Reached out to MBTA to clarify what the changes will be for our community. We will be providing formal comment to them.
- b. **National Grid work on Castle Rd.-Thursday Trash/Recycle Collection Bass Point Area:** Phase 2 of the project will begin when school gets out and will go to September. National Grid will delay work on Thursday mornings to pick up trash in that area.

#### **7. Citizens Forum**

**Michelle Capano (29 Ocean St.):** Made a comment on the MBTA Bus schedule proposed changes

**Kerry Alice Collins (22 Breezy Hill Terr.):** Commented on re painting the shed at Flash Road Park

#### **8. Adjourn to Executive Session**

#### **Motion:**

"I move that the Board of Selectmen vote to adjourn to executive session

- a. Pursuant to G.L. c. 30A, §21(a)(3) to discuss strategy with respect to litigation – Northeastern University Marine Science Center, 430 Nahant Road, Nahant, if the chair declares that an open meeting may have a detrimental effect on the negotiating position of the public body.

**Roll call vote: GC: yes MC: yes JA: yes**

***Meeting Adjourned to Executive Session at 9:04pm***

***Meeting Minutes prepared by Administrative Assistant Kristin Taylor on August 29, 2022***

***Meeting Minutes Approved by the Board of Selectmen on the \_7th\_ day of \_\_\_\_September\_ 2022***

***Meeting Minutes Approved via ZOOM***