

Town of Nahant
Joint Meeting
Board of Selectmen and Board of Health
Wednesday March 2, 2022 at 6:30pm via Zoom
Meeting Minutes
Joshua A. Antrim, Chairman
Eugene Canty, Vice Chairman
Mark P. Cullinan, Recording Secretary
Antonio Barletta, Town Administrator



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

1. Meeting Opening

Motion:

MC: Made a motion to open the Joint Meeting of the Board of Selectmen and Board of Health at 6:30pm on Wednesday March 2, 2022.

GC: second

Roll call vote:

GC: yes

MC: yes

Coronavirus Update:

Deb Murphy (Health Nurse): In February we had 17 positive cases, compared to last year we had 12. In January of this year we had 157. From 2/13/22-2/22/22 279 residents were tested and 9 positive. School did a pool testing and there were no negative cases.

2. Opening Comments

JA:

a. Winter Parking Ban in effect until March 20, 2022. All vehicles must be parked off the street from 12am-6am

b. Charles Kelley Scholarship: Now accepting essays until April 15, 2022.

c. Annual Town Election Information announced. Election is Saturday April 30, 2022

-Discussion on the pickle ball and tennis courts.

3. New Business

a. Vote to approve Police Detail Administrative Fees

Motion:

MC: "I move that the Board of Selectmen vote to amend the master fee schedule to include a police detail administrative fee which will not exceed 10%

GC: seconded the motion

TA: This is mostly for companies like National Grid paying for these details. There are also special events in town that may require a police detail and there is a detail rate for those. This will be new revenue for the town and go into the general fund.

Roll call vote:

GC: yes

MC: yes

JA: yes

b. Approve Board of Selectmen meeting minutes from January 5, 2022 and January 19, 2022

Motion:

GC: "I move that the Board of Selectmen vote to approve the Board of Selectmen meeting minutes from January 5, 2022 and January 19, 2022."

MC: seconded the motion

Roll call vote:

GC: yes

MC: yes

JA: yes

c. Approve One Day All Alcohol Liquor License to the American Legion Post 215 on March 11, 2022 from 5pm-10pm at the American Legion, 96 Nahant Rd. Nahant, MA for the Evacuation Day and St. Patrick's Day Celebration

Motion:

GC: "I move that the Board of Selectmen Vote to approve and All alcohol liquor license to the American Legion Post 215 on March 11, 2022 from 5:00pm-9:00pm at the American Legion, 96 Nahant Road, Nahant, MA for the Evacuation Day and St. Patrick's Day Celebration."

MC: seconded the motion

Roll call vote:

GC: yes

MC: yes

JA: yes

d. Approve Event Request for the National Vietnam War Veterans Day service on March 29, 2022 at the Richard Davis Memorial-East Point starting at 11:00am

Motion:

MC: "I move that the Board of Selectmen vote to approve the event request for the National Vietnam War Veterans Day Service on March 29, 2022 at the Richard Davis Memorial-East Point starting at 11:00am."

GC: seconded the motion

Roll call vote:

GC: yes

MC: yes

JA: yes

e. Approve Event Request- Forty Steps Annual Performance on July 16, 2022 with a rain date of July 17, 2022 at Bailey's Hill starting at 6:00pm

Motion:

GC: "I move that the Board of Selectmen vote to approve the event request for the Forty Steps Annual Performance on July 16, 2022 with a rain date of July 17, 2022 at Bailey's Hill starting at 6:00pm."

MC: seconded the motion

Roll call vote:

GC: yes

MC: yes

JA: yes

4. Ongoing Business

a. 9 Little Nahant Road Update

JA: Gave a brief overview on the property and update on how the town will recoup the deferred taxes owed to the town.

Further discussion on the 9 Little Nahant Rd. property, CPC application and HUD's auction.

Enza Barile (28 Sunset Rd): Do residents need to renew their tax deferral application every year. Why did the bank give them a loan when they owed back taxes.

Gary Prochorchik (10 Chamberlin Cir.): Asked if the tax lien goes with the property and new owner.

Diedra Pocase (2 Linda Lane): Asked about the auction

Karen Regnante (Howe Rd.): Asked about the auction and if further funds are needed for maintenance/tear down where the town would get the money from.

Susanne Maccarelli (15 Little Nahant Rd): Concerned about the property remaining vacant for too long.

b. Review and Approve ARPA (American Rescue Plan Act) Funding

Motion:

MC: "I move that the Board of Selectmen vote to approve the American Rescue Plan Act Expenditures provided by the Town Administrator."

GC: seconded the motion

Discussion:

TA: ARPA is the second form of COVID relief funds provided to municipalities and it was based on population. We received a million dollars in ARPA funds and have the ability to spend those funds like free cash with the authority of the BOS. Explained how some of the ARPA money was spent.

Roll call vote:

GC: yes

MC: yes

JA: yes

c. Housing Choice Initiative: Multi-Family Zoning Requirement for MBTA Communities. Section 3A of M.G.L c. 40A. DHCD Draft Guidelines of Public Comments due March 31, 2022.

TA: Shared his screen to show word document. This was included in an economic development bill in chapter 358. Section 18 is the language that was included in it which is a zoning requirement that all MBTA communities include an as of right zoning for multi-family housing. It is not a production or affordable housing mandate. 175 communities are considered MBTA communities and we are one of them. We are working with MAPC and DHCD to get an understanding of the proposed guidelines. By definition we get pulled into this zoning requirement because our town boundary, at the rotary, is within a half a mile to the MBTA station in Lynn. This is disproportionate to us compared to the other communities because we don't have any multi-family housing, we don't have any MBTA stations and the closest part of Nahant that is triggered by the half a mile is controlled by the state. Per the requirement, Section B of the law "Any MBTA community that fails to comply with this section shall not be eligible for funds from the Housing Choice Initiative, Local Capital Project Fund or the Mass Works Infrastructure Program." We currently don't receive funds from those programs but we don't want to be outside of compliance. We are working with DHCD to find an exemption for us. Comments to DHCD are due at the end of March. I have reached out to Senator Crighton and Representative Capano for support.

Dan Skrip (Town Counsel): The guidelines are just guidelines not regulations. To put it into perspective, if the proposed guidelines are accepted, we would have to designate 50 acres to be zoned as multi-family housing. The percentage of households that would need to be multi-family would have to be 20%.

TA: Their goal is to promote housing near MBTA stations, falls in line with carbon emission reduction etc. We do not fall into that intended outcome. The guidelines can't contradict the state law, and the state law says "shall" so it is a mandate. It may require a legislative act to amend the law.

Deborah Vanderslice: Asked if we are considered an MBTA community just for having bus stops

Brendan Baranek (2 Summer St.): Asked about zoning and the rotary.

5. Preserving East Point

Continued to future meeting

6. Town Administrators Report

TA: Mosquito control has begun to mobilize their equipment in the Lowlands area for their winter storm water improvements.

Spoke with FEMA about our FEMA projects, Willow Rd Revetment, 40 Steps Beach, Short Beach and Doggie Beach dunes.

I need to commend Chief Furlong and the Dept. for his ability to navigate the change in Police reform and how it is impacting the dept. Anyone acting as a police officer is now required to go through a full academy training. Current reserve officers will need to go to a bridge academy to be fully trained.

7. Citizens Forum

Brendan Baranek (2 Summer St.): Asked about the police administrative fees

8. Adjourn

Motion:

GC: Made a motion to adjourn

MC: seconded the motion

Roll call vote:

GC: yes

MC: yes

JA: yes

Meeting adjourned at 8:56pm on Wednesday March 2, 2022

Meeting Minutes prepared by: Administrative Assistant Kristin Taylor on April 26, 2022.

Meeting Minutes approved by: the Board of Selectmen on the 27th day of April 2022.