

**Town of Nahant
Community Preservation Committee
Meeting Minutes
Monday February 28, 2022 at 7:00pm via Zoom
Lynne Spencer: Chair
Paul Spirn: Secretary
Ellen Goldberg
Austin Antrim
David Wilson
Nancy Cantelmo
James Dolan**

Attendance: All Remote

Lynne Spencer: (LS)
Paul Spirn: (PS)
Ellen Goldberg (EG)
James (Jimmy) Dolan: (JD)
Nancy Cantelmo: (NC)
David Wilson (DW)

Absent:

Ellen Goldberg
Austin Antrim

Lynne Spencer called the meeting to order at 7:01pm on Monday February 28, 2022 via Zoom

Update and Review of CPC Grant Applications:

Nahant Preservation Trust: 2 Double Doors at NLSS

JD: The grant application is requesting \$50K to replicate the two double doors that face the water at the NLSS. They are original doors from 1898 and in disrepair, making it difficult to close and lock the doors. \$40K is the ask from CPC and \$10K would come from NPT. However due to high cost in labor/material it may instead be around \$60-70K to replicate the doors.

Nahant Historical Commission Application:

Update at next meeting

Johnson School- Heritage Trail Renovations:

Kevin Andrews (Johnson School Principal): Shared screen to show plans to renovate the Heritage Trail to increase safety for children, strollers etc. Need to consult with the Open Space Committee, Recreation Committee and maybe the Golf Course to figure out the best, safest route.

Baileys Hill Restoration

EG: The grant is for restoration and access improvements for Bailey's Hill, requesting \$50K, and sparked by work we granted for Trimountain Road area. Tools will be rented as needed and DPW utilized for labor. The area where kids sled is overgrown and its views are shaded. One goal will be to remove invasive species in the understory.

NC: how will the area be evaluated?

Tony Barletta (Town Administrator): This will be similar to work/plan done at Trimountain area, gathering input from Open Space Committee and the Conservation Commission. This grant is for Baileys Hill proper behind the Gazebo. We won't be removing trees but rather removing the invasive species that are causing harm to the trees.

The CPC are requesting a guidance statement and what is being proposed from the Open Space and Rec Committee

Lodge Park and Memorial Point- Maintenance, Management and Stewardship in conjunction with S.W.I.M

EG: The request is for \$4500 with a match of \$3000, total of \$7500 for a plan for the area aiming to identify erosion and necessary remediation, in order to provide the Open Space and Rec Committee and the town with the knowledge and make informed decisions on how to maintain the area properly. This is strictly a planning grant, the first step to prioritizing needs and getting cost estimates for work to be done the future.

NC: Friends of East Point and S.W.I.M started this project and looked at previous plans. This is to update plans to make them more ecologically correct and have a plan in place. There is a meadow up there and meadows are disappearing in MA, so it is important to protect the area.

Town Hall Flag Pole

NC: Flag Pole was last restored 6 years ago and was \$20K. This was an oak mast brought by sea from Philadelphia to Nahant and set up in 1912. This application request is for \$25K. A lot of the cost comes from staging.

9 Little Nahant Rd:

A revised application was submitted today.

Tony Barletta (Town Administrator) When the application was first submitted we had just found out that the property was being in foreclosure and going to auction and did not know what the future use would be. We reached out to HUD to see if we could do a direct sale prior to the auction and that is not possible. Neighbors do not wish to see a housing project there. HUD has since postponed the auction and we do not know why. Without authority and an appropriation approved by a Town Meeting vote we can't submit a bid at that auction if it occurs before Town Meeting. If the auction occurs before Town Meeting and a winning bid is accepted, the Town will not have an opportunity to purchase this property and this application will be rescinded. If the auction occurs prior to town meeting and no bid is accepted HUD takes ownership of the property and would then engage with the Town for a direct sale. If the auction is postponed and occurs after town meeting and town meeting approves an appropriation then the town could place a bid at the auction.

PS: If HUD accepts a bid from a private bidder does the town get the \$400K in back taxes?

Tony Barletta: We are going to fight for it. In the law regarding deferred taxes for seniors there is a legal analysis that contends HUD would be owed their funds first.

PS: If a private bidder purchases the property how densely can they develop it regardless of zoning laws?

Tony Barletta (Town Administrator): The town doesn't currently meet its required threshold for affordable housing, so any property that is turned into affordable housing can be developed to supersede local zoning.

Lynne Spencer: I am opening questions from the Chat.

Beatrice Rogers: Why we are considering purchasing this property, we have other expenses in town.

Josh Antrim (BOS Chair): It's clear that there are many opinions on what should happen with this property. The Town can't act to purchase unless authorized by Town Meeting. This application was submitted in case the auction is not completed before town meeting and would give the voters the chance to decide what will happen with the property. The tax lien will stay with the estate after purchase.

Ken Carangelo: Why would the town be pushing to eliminate a tax producing property? Shouldn't this initiative be coming from some conservation-focused group. If they're interested? Why is this suddenly of historic importance.

Lynne Spencer: Read Chat: Have the BOS consulted with a real estate attorney?

Tony Barletta (Town Administrator): We have consulted about the back taxes and who gets paid etc.

NC: Made a motion to adjourn the meeting at 8:54pm.

DW: second

All in favor: NC, JD, PS, EG,LS.

Meeting adjourned at 8:54pm on Monday February 28, 2022.

Respectfully submitted as approved at March 14, 2022 CPC meeting by Paul Spirn , Secretary.