**Town of Nahant   
Community Preservation Committee**

**Meeting Minutes**

**Monday January 10, 2022 at 7:00pm via Zoom**

**Committee Members:**

**Lynne Spencer: Chair**

**Paul Spirn: Secretary**

**Austin Antrim**

**Nancy Cantelmo**

**Ellen Goldberg**

**David Wilson**

**Jimmy Dolan**

***Attendance: All Remote***

Lynne Spencer (LS)

Paul Spirn (PS)

Austin Antrim (AA)

Nancy Cantelmo (NC)

David Wilson (DW)

Ellen Goldberg (EG)

***Other:***

Antonio Barletta, Town Administrator (AB)

Richard Smith, Architect

Julie Tarmy (FinComm), Michele Capano

***Absent:***

Ellen Steeves

***LS:*** Called the meeting to order on January 10, 2022 at 7:01pm.

***Motion:***

***NC:*** Moved that the CPC meeting minutes from the November 22, 2021 CPC meeting be edited prior to resubmission.

***AA:*** second

***Roll call vote***:

***NC:*** yes

***PS:*** yes

***DW:*** yes

***AA:*** yes

***EG:*** yes

***LS***: yes

***Overview of Prior CPC grants and apps the Town Hall will be submitting:***

***AB:*** First, updates: About the TH/Library Envelope Restoration project. Submitted bids opened in December, Final bids opened today. The RFP was set up to attract contractors capable of doing work on both the library and the Town Hall. Explained the bid process and what is needed for the restoration for the Library and Town Hall. The base bid was 436,000$. We have 500K from last year’s authorized borrowing and 50K from Mass Historical Commission. Nothing in the bid documents included Greenlawn Cemetery. With the current budget and some unspent previously approved CPC money we could accomplish the base bid and maybe more.

***PS***: What work needs to be done at the Cemetery

***LS***: The priority is the entryway arch which is estimated 80-90K

***AB*:** The whole cemetery wall needs to be done. We need to review these bid proposals and their qualifications etc. further before awarding the bid.

***AB***: Looked at past CPC grant apps we put in and which ones we pulled back that we want to resubmit.

Town Hall, Library, Cemetery Wall Envelope Restoration Project, Baileys Hill/Trimountain/East Point area maintenance plans (will work with open space on this).

***PS:*** Can you achieve the majority of the Library and Town Hall needs? Is it just the bulk of the cemetery wall that has been left out or are there important pieces missing from the first two?

***AB:*** The cupola needs the $176.000 alternate 3 in the bid. Water seeping in and damaged woodwork needs to be replaced. Not enough in budget.

***AB: CPC Apps cont’d:***

***Submitting:*** ***Playground Equipment***: application for upgrading/replacing existing playground equipment, structures, picnic tables, swings, shade structures etc.

***Town Hall Flag Pole***: This was approved and repaired about 5-6 years ago and needs to be done again

***Town Hall Stage Curtain***: combined with an acoustic study we want to do in the main hall

***Housing Production Plan***: We invited the Housing Authority to join BOS meeting next week. We had conversations with MAPC about getting a price for a consultant to develop a Town-wide housing production plan. This is essential because the Town does not currently meet 40b requirements so a developer could build a 40b development and avoid most zoning requirements. We also have housing needs esp for the elderly.

**Heritage Trail:** Kevin Andrews, Johnson School principal, was talking about submitting a plan for heritage trail for signage, we want to meet with him because we want to improve the culverts/crossings around the storm water system which we may redesign with a wooden bridge, so this may become a combination application with Kevin’s proposal.

***Additional Updates on prior CPC grants***

***Housing Authority Work***: need to pick correct shingles/siding so work can continue

***Flash Road athletic venues:*** There has been a delay in painting the basketball and tennis court lines

***AB:*** New CPC member James (Jimmy) Dolan Jr. to be sworn in.

***PS:*** Motion to adjourn the meeting

***NC***: second

***All in favor to adjourn.***

Meeting adjourned at 8:06pm on Monday January 10, 2022.

These minutes were reviewed and approved as edited at the CPC Meeting, 21 February 2022.