

**Town of Nahant
Community Preservation Committee
Meeting Minutes
Monday March 14, 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)
Nancy Cantelmo: (NC)
Austin Antrim (AA)
David Wilson (DW)
Ellen Goldberg (EG)

Absent:

James (Jimmy) Dolan

Other:

Julie Tarmy
Joshua Antrim (BOS Chair)
Tony Barletta (Town Administrator)

Lynne Spencer called the meeting to order at 7:03pm

Approve Meeting Minutes

NC: Made a motion to approve the CPC meeting minutes from February 21, 2022

DW: seconded the motion

All in favor: PS, DW, NC, AA, EG, LS

NC: Made a motion to approve the CPC meeting minutes from February 28, 2022

DW: seconded the motion

All in favor: LS, PS, NC, DW, EG

Abstained: AA

Update and Review of CPC Grant Applications:

Nahant Historical Society: Conservation/Digitization of town log books

AA: There are nine records from the Johnson School from the late 50's to mid 60's. It was found that those transcripts have mold blooms in them. Historical Society found put those documents in a freezer for a year to stop the growth and segregate them from other records. They received an estimate from a conservator to take the documents apart, remove the mold completely, clean the documents, digitize them and put them back together. Quote was given in 2020 and they

will honor that price. We can also break the project up and rehab 4 book/volumes this year and the remaining 5 next year. The ask this year would be \$18,464. Next year the remaining 5 would cost \$23,077. The records to be restored are attendance records which serve as an important research tool for the Historical Society.

NC: Will the records deteriorate even more if the project is split up and we wait to rehab the 5 next year?

AA: My understanding is that the mold has been stunted by spending the 1 year in the freezer

Julie Tarmy (Nahant Historical Society): The Northeast Document Conservation Center said there is no problem with breaking them out but there will be a slight increase in price to do so. However they will honor the estimated price. I don't believe there is a chance that the mold will come back. It is dormant but the longer we keep it on the paper the more work it will take to remove the stains. Volumes from 1959-1969 are affected by the mold, other volumes were inspected and do not contain mold.

PS: Shared his screen to show spreadsheet and breakdown of grant applications.

#1- Nahant Historical Society; Document Conservation and Digitization of the town log books: \$41,450 (no match)
Plan is to break the project up into two years

Recommendation: \$18,464

#2- Nahant Preservation Trust; Restoration (Replacement) of Boat Room Doors at NLSS: \$64,000 + \$16,000 match=\$80,000

Emily Potts (NPT): Doors are in poor condition, hard to open/close and lock.

Recommendation: \$64,000

#3- Nahant Village Church; Exterior project for universal access to both entrances: \$40,000 + \$10,000 match = \$50,000

Recommendation: \$40,000

#4- Nahant Johnson School & Town of Nahant; Heritage Trail Enhancement: \$40,000 + \$1,000 match = \$41,000

LS: They have re-submitted their application, what is shown doesn't reflect the two parts they applied for. That was 12K for a planning grant for a total of \$40K

Recommendations:

Approve the first portion of this which would total 12K with their \$1500 contribution

#5- Town of Nahant; Purchase of 9 Little Nahant Road: \$1,100,000 (no match)

#6- Town of Nahant; Housing Production Plan: \$75,000 (no match)

LS: This is for an assessment for community and affordable housing in town.

Tony Barletta. The \$75K is an estimated cost from MAPC to hire a consultant to build a plan. We could start with different elements that could be part of a final plan and would reduce the grant amount.

LS: Does reducing the cost of this reduce the effectiveness of it?

Tony Barletta: It wouldn't reduce the effectiveness but it wouldn't get us to a complete housing plan that we could submit to the state for approval. Chapter 40B requires 10% of your housing stock is affordable. There are two different thresholds that the town can meet that would provide the town safe harbor against an unfriendly 40B development. A housing production plan, which needs to be approved by DHCD, will provide the town temporary safe harbor against unfriendly development if the town is meeting goals that are laid out in the housing production plan. Town needs to hire a consultant to assess the town's position with those requirements in mind.

Recommendation: \$75,000

#7- Town of Nahant; Town Hall Stage Curtain and Main Hall Window Curtains (project should be re-labeled as Acoustical and Lighting Improvements): \$100,000 (no match)

Recommendation: \$100,000 (\$15K of that is the stage and window curtains)

#8- Town of Nahant; Greenlawn Cemetery Walls and Entrance Arch (Add Town Hall to project name for cupola, chimney and roofing masonry) \$350,000 (no match)

Tony Barletta: CPC awarded the Town \$500K at last year's town meeting through borrowing and Mass Historical commission awarded the library a \$50K grant for these same items (envelope exterior work at Library/Town Hall and the arch at the cemetery). We put out an RFP and the base bid was for all the work at the Library and the lowest bidder at

\$436K was Greenwood. Greenwood ended up withdrawing their contract. The 2nd lowest bidder is Homer Contracting at \$494K. The bid also had 4 alternates. If you add up the base bid with alternate 1 and 2 it adds up to \$556K which brings us \$6,000 shy of being able to award alternate 2. I reached out to Ross Dekle at Mass Historical Commission if they would increase the grant award to the town and they will do so.

Homer's bid for alternate 3 and 4 bring us outside of our current funding.

Recommendation: Bonding, estimated first year draw of 60,000

AA: Made a motion to adjourn the meeting at 8:41pm

DW: Seconded the motion

All in favor: PS, DW, NC, AA, EG, LS

Meeting adjourned at 8:41pm on Monday March 14, 2022

Respectfully submitted as amended and approved at March 28, 2022 CPC meeting by Paul Spirn , Secretary.