

**Town of Nahant
Community Preservation Committee
Meeting Minutes
Monday March 7, 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)
Nancy Cantelmo: (NC)
Austin Antrim (AA)
David Wilson (DW)

Absent:

James (Jimmy) Dolan (JD)

Lynne Spencer called the meeting to order at 7:03 pm on Monday March 7, 2022

Update and Review of CPC Grant Applications:

Town Hall Flag Pole:

NC: It is clear that the flag pole needs work, paint is down to the wood in some levels. This application was the lowest priority in order for the town's applications.

Town Playground Equipment:

NC: Town asked for 100K, we asked the Town for further delineation as to how that would be used. Zach Taylor (DPW) and Tony Barletta (Town Administrator) did a review of 6 playground areas, created a breakdown of what needs to be taken care of in each area. The total came to \$137, 850. Need community involvement to raise these funds. Tony had a meeting with the Little Nahant neighborhood to start involving community in process.

Tony Barletta (Town Administrator): Zach and I went to every park and came up with a preliminary cost estimate. Put together an inventory of everything at each playground and condition it is in. Sent this list and pictures to Mark Gallagher from New England Recreation Group to get his input/ideas. Once we have a commitment from the town we can bring it to the community for fundraising efforts for any additional costs.
We have a memorial bench program in town where someone can purchase a bench in memory of a loved one, however we already have a lot of benches, so we are looking into giving people the option to purchase a memorial tree, picnic table, or bench at one of the playgrounds.

LS: There is \$2,020,350 worth of grant requests, projected funding from FY23 on our 3% tax surcharge assuming a 70% match is \$391,000 for this year. We also have two bonds, one being the Public Library of \$400K. May I ask Tony if the \$500K bond approved at last year's Town Meeting has been taken yet.

Tony Barletta: The lowest bidder was Greenwood, they withdrew their bid citing an increase of material cost in their sub bidders. Because of the timeline that comes with the Mass Historical grant of June, we need to figure out if we need to go with the next lowest bidder or bid the job again. Our CPC application for this year was based on Greenwood's bid which included Alternate 3 and 4 plus the cemetery wall work in the bid.

LS: Reviewed the amounts applicants are requesting

Nahant Historical Society asking for \$41,450.

Nahant Preservation Trust has requested to increase their ask to \$64,000 with a match of \$16K

Nahant Village Church requesting \$40K with a match of \$10K.

Johnson School should be sending a revision and asking for a planning grant of \$7900 dollars-will put a placeholder of \$10K

Tony Barletta: 9 Little Nahant Road

No new date for auction. HUD Attorney said auction was delayed for settlement authority purposed, HUD needed to schedule with tenants to run a full appraisal. If the auction occurred before town meeting and it failed, HUD would have the opportunity to sell it to the town. We are hearing from the public that having one warrant including all costs to vote on at town meeting might help.

If renovating the property is too expensive and not feasible, if we decide to raze the structure, but want to create an open space with a historic element, could we use the historic preservation funds for that?

LS: conceivably yes.

Housing Production Plan \$75K

Tony Barletta: A full housing production plan could cost up to \$75K. The town could bring in a consultant to produce elements of a production plan with the town's needs that could become part of a housing plan and that is not as expensive.

LS: Approx. \$900K worth of requested funds, we need to think about reducing funding on various applications or not funding certain projects that aren't as urgent or don't meet our criteria, and also look at bonding.

EG: With the amount we have on the table the bonding would reduce our ability to grant and be flexible.

PS: 9 Little Nahant is so contingent and complicated, to keep it alive puts our ability to fund other things that are more concrete in jeopardy.

DW: Shouldn't the lighting and audio equipment in the town hall be a maintenance issue not funded by CPC?

AA: This is to replace the town hall stage curtain, put up window curtains to improve how the sound is absorbed, not audio equipment. One of the largest portions of the application is the lighting in the main hall, replacing it with historically appropriate fixtures. It will bring back the historic character and improve audio/visual for meetings etc.

PS: Made a motion to adjourn the meeting at 8:19pm

NC: seconded the motion

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

Meeting adjourned at 8:19pm on Monday March 7, 2022

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