

**Town of Nahant, MA
Board of Selectmen**

**Meeting Minutes
Tuesday, December 11, 2018 7:00 PM**

**Chesley R. Taylor Jr., Chairman
Richard J. Lombard, Vice Chairman
Francis J. Barile, Recording Secretary
Antonio Barletta, Town Administrator**

1. Meeting Opening 7:00 pm

Pledge of Allegiance

- a. **Opening Comments**-Mr. Taylor welcomed everyone to the meeting. He explained he chose four people to speak first; Pete Rogers, Susan Solomon, Mike Manning, Jeff Musman, respectively. Mr. Taylor also stated to anyone who wishes to speak must state their name and address during the citizen's forum at the end of the presentation.

Mr. Barletta thanked everyone for coming. He and the Board are eager to hear the feedback from the residents. He stated there is a survey online to complete and submit to the Town. Also, a link to the presentation on line as well and access for feedback as possible.

Ralph Martin, Senior Vice President of General Counsel at Northeastern University, thanked the Board and the Town Administrator for this opportunity. He stated this process started in February of 2018 with a meeting and hopes the dialogue remain positive and to engage residents to find some point of mutuality for all to agree on.

Mr. Martin introduced other members of the NU Team: Kathy Spiegelman, VP of Campus Planning, John Tobin, VP of City & Community Affairs, Matt Kate, Project Manager, Jeff Trussell, Chair and Director of the Marine Science Center, Bob Schaffner, Architectural Firm, Payet.

Mr. Martin stated that NU engaged many residents and Tony Barletta individually. Some concerns are different and some are the same. He continued to explain that NU take in all of the information and review and respond to the concerns. Three different designs presented to the Town as plan A, is the modification of the very first design and is a preferred approach, least costly and the most efficient design, Plan B demonstrates more sensitivity to the criticisms heard but is more costly and less efficient and Plan C reduces the east side of the building by almost 50%. He believes the three designs address some concerns and wants to use geothermal energy to bury mechanical structures underground to avoid structures on the roofs. NU wants to work within existing by-laws to avoid having to apply for a variance. The goal is to build on the success of the MSC and create a world class institute that is respectful of its neighbors. Minimize visibility from different vantage points. He thinks NU has balanced all of the current concerns. Temperature of sea water is not greatly affected by the current out fall pipe on Bathing Beach. He encouraged residents not to listen to rumors. Unless you hear it from NU or the BOS please do not jump to conclusion. NU is not building

conference or dining hall facilities, dorms or housing, or renting our building, and not buy other buildings in Nahant. Mr. Martin explained that the existing Murphy Bunker is an old structure and has already been modified and can't stand anymore load, but one of the designs incorporates part of it. Why not build somewhere else? NU acquired this land in the 1966s from the Government to avoid commercialization. NU took it on as a project and became the birth of the Marine Science and is where Marine Ecology was born and is a leading research facility and have spent countless hours and money to better the area.

2. New Business

- a. Northeastern University Presentation

3. Citizen's Forum

Pete Rogers- 44 Pearl Road

Thanks BoS, TA and Northeastern team for all their hard work of keeping everyone informed and setting up meetings. Makes comments and points about Nahant East Point history. He stated that he is disturbed because he believes all of this is a cover story for a big conference center to make money. He also believes Northeastern's intention is going to do what they say they are going to do and they have shown good faith in that

Susan Solomon- 5 Windell Road

States she is an environmental science professor at MIT and she does research on climate change and atmospheric chemistry. She claims how her work she does is closely related to what Northeastern does at the Marine Science Center at East Point. She says she came to the February meeting with an open mind and to be supportive but the more she heard and learned the more concerned she became. She is concerned because what the Town has seen and what she has seen has been hard to make sense of as an academic based on her experience. She talks about her department at MIT and she makes some comparisons to what Northeastern is doing. Brings up some of the promises and compromises that Northeastern made with the Town. As she wraps up her statement and concerns she asks in hoping to meet with Professor Trussell to discuss more into the points she brought up.

Michael Manning- 12 Fenell Way

He recommends that the BoS gives favorable consideration to the options presented by Northeastern Marine Science Center for the further development of their property. He considers Northeastern a "good neighbor" and a "good corporate citizen". Reads a quote by George H W. Bush's inaugural address. Gives some history about East Point, the government and Nahant's agreement. He believes that this is a luxury and an expense the Town is not ready to take on. Talks about how Northeastern supports SWIM and how he is one of the founding members of SWIM. "The combines efforts of this volunteer committee ensured that SWIM, Nahant and the Marine Science Center was successful at keeping Nahant's waters clean and defeated the waiver proposals and ensured that federal, state and local entities follow their own well written laws that were in place "to protect us all". He brings up the Johnson School donations and the scholarship program donated to freshly graduated seniors. He finishes by adding that Northeastern has met their standards and promises they have made.

Jeff Musman- 15 Trimountain Road-

He is speaking for the Nahant Preservation Trust and the Keep Nahant Wild movement. He asks if he can reserve the opportunity to speak later as a Townsperson. He claims he is speaking for many people and citizens when he says that this issue is not an opposition to science, research, education or even the Marine Science Center. Nor is it an opposition to Northeastern University as an institution. The issue is the

“unwarranted and overly aggressive expansion” plans being proposed. He claims that this is about preserving the core being of this Town. He handed out a PowerPoint to most people unfortunately didn’t have enough for everyone but for the people who do, they can follow along while he explains what is inside. As we go through his statement he is just explaining what is in his PowerPoint. A big topic he emphasizes on is the zoning by laws.

Judy Zahora- 17 Simons Road

She appreciates that Northeastern purchased East Point 50 years ago so it wouldn’t have gotten developed, but she understands that it has been a revenue generator for Northeastern. The question she had was because Northeastern talked initially about a traffic study in Town but she didn’t understand where they said how much traffic this was going to generate, also how is it going to help. The Town’s already deteriorating infrastructure. She emphasizes that there are already problems with the sewer and water so now is a 60,000 ft. building going to help with any of that, how is it going to be built in.

Jeff Thomas- 16 Little Nahant Road-

Thanks Northeastern with their PowerPoint presentation. He would like to address coastal zone management and storm surge. He has been doing research on coastal zone management and the National Organization and he discovered storm surge maps (and brought them in) that he thinks are relevant to that area. He brings up if there were to be a storm in that area (East Point) the building they want to build, 75% of the area around it would be underwater which would cause flooding. He states with today’s dollars that this flooding and damage could cost up to 10 million or more. Makes a point that the sea levels are rising faster and faster, so the next time there is a hurricane or big storm, Northeastern might have to rebuild that building which would subject the Town to all the issues again. He asks the question “does it really make sense for Northeastern to locate a facility where it would get partially wiped out in a hurricane or storm”.

Michael Rolworth- 31 Summer Street-

Has been a fan of the Marine Science Center and Northeastern’s efforts and would like to stay one but he is highly skeptical of this project. He makes a pointed focus on the track record that has been documents in Roxbury and Burlington of Northeastern, at least, creating the impression in the minds of the local citizens and being very disrespectful and disregarding to their interests and expressed desires, attitudes through the use of the Dover Amendment is something that organizations use to have the ability to bypass or transcend local zoning requirements, which Northeastern has used and abused in the past. He thanks Northeastern for their presentation. He believes that if Northeastern had done a presentation like this before any of this debate even happened they would’ve had a better outcome with who is onboard with it. He would like to make a call upon Northeastern and they could demonstrate its professed “good faith” by here and moving forward that it will waive all reliance on the Dover Amendment and make itself subject to the zoning bylaws of the state of the community of Nahant as any other institution that was not in its position would have to do.

Judy Walsh- 33 High Street-

Talks about the beginning of Northeastern’s presentation and how the citizens of Nahant were told that 79 hundred cars a day would pass into Nahant, she claims that those cars would be beach traffic so, Northeastern said only 2% of that would be them but according to her calculations it would actually be 10%.

Jeff from Northeastern- Explains the survey they did was from Nov. 7 & 8th and they did 2 more surveys in the upcoming months. He states by their calculations it indicates all the traffic crossing over the causeway at Tides where one senior was, to the Marine Science Center, adds up to only 2%, but the traffic that passes Town Hall, Northeastern represents 10% of that traffic.

Judy Walsh- 33 High Street-

Explains again that at the beginning of the presentation that is not what they were told. Northeastern only represented 2% in the presentation which is not true so she is concerned with other subject matters that Northeastern is saying because she doesn't know if its true or not.

Angela Monroe- 15 Simmons Road-

Was raised in Nahant, moved back five and a half years ago also a Northeastern graduate. She thinks the expansion project feels "antithetical" to Northeastern's philosophy as an educational institution. She brings up the graph, available at the entrance of the Town Hall at the beginning of the meeting which shows 14 different University Marine Science Center's along the east coast, Maine to Maryland. One side of the graph lists the size of the centers and the other side lists the hosts Town size in square miles. Nahant is one square mile of land. Northeastern has about 33,000 square feet of building on their campus. The proposed expansion increases that to about 88,000 square feet. On the graph the average is about 74 hundred square feet of buildings per one square mile of land, so this expansion will be more than 10 times that average. She would like to know why the expansion is so "out of proportion" to the small Town of Nahant.

Carl Jenkins- 339 Nahant Road-

He is there to discuss Nahant's residents and how they are being treated. "Many of us are being told we have no choice". He asks the questions "How many lobstermen have been approached to analyze the outflow pipe solution, now many engineers have been approached to speak to address infrastructure issues, how many lawyers have been requested to provide support to help identify legal options or alternatives, now many environmental experts (and these are all from Town) were asked to provide opinions regarding the impact of changes at this point, how many financial experts were asked to help find financial alternatives?". He claims many residents have offered these services in many ways and have been denied. He brings up, the gold course, the Valley Road School, and the Lifesaving Station, because the Town was told there was nothing the residents could do about those landmarks, but all of them are still up today so "thank goodness the rest of us didn't listen." He states that him along with the residents are hoping to hear is that Northeastern will save Nahant from financial ruin or providing Nahant with payments in "live" of taxes. He brings up traffic issues, water sewer issues, crime and traffic violations more trash on beaches and roads, more calls to the fire department and more specialized equipment will be required again putting pressure on budgets and facilities, pressure on the Town's tax base. The money will be spent by Northeastern or because of Northeastern's doing and not on the Town's necessities where it should be spent. Claims Northeastern has been here for 50 years, they have done nothing for the Town besides 2 half scholarships and donated money to the Johnson School and once the structure is built "they will have no need to keep us happy."

Julie Tarmy- 34 Forty Steps Lane-

Gave a lecture of East Points history. She talked about how many times it has been changed over the last thousand years. She emphasizes that she is willing to listen to what Northeastern has to say. She questions if Northeastern has to say. She questions if Northeastern is going to help and teach Nahant what to do when the sea levels got even higher. "We need to figure out how to come together, come to an understanding."

Ruthie Moreill- 71 Lennox Road-

She claims she doesn't have an anti-Northeastern opinion. She just can't get over that they think it makes sense to take "green space" when it is so critical.

Dan Purpiltzer- 40 Castle Terrace-

"Become a Town where everything is black and white." Wants everyone in the room to look at what was passed out by Preservation Nahant and keep Nahant wild. Describes the picture and what is Nahant property in the picture. Shows what the Town hasn't taken care of at Lodge Park. Blames the Town of Nahant.

John Saks- Burlington, MA

Talks about what happened with Northeastern and the Town of Burlington, MA

Bill Mahoney- 179 Willow Road-

He is a lobsterman and he got a letter in the mail which he brought to the meeting, misinforming whoever the letter was sent to about the lobstermen of Nahant and Northeastern's relationship. He wants to emphasize that the lobstermen and Northeastern are not in collaboration.

Luke Conlin- 72 Spring Road-

He is a professor of physics over at Salem State so he would like to propose the questions "What exactly are the sources of funding for the project? Federal grants? Private donations? University funds?"

Bea Rogers- 44 Pearl Road-

She came to the meeting to hear what the Northeastern building plans were and how they have been modified. She states the changes that she has seen in the presentation have been remarkable, but she would like to hear some guidance about who on what basis are these decisions being made?

Jim Walsh- 33 High Street-

He wants to say that he supports Northeastern, but he does not support that they are doing all of what they are doing in Nahant. He states he appreciates the attempts that Northeastern has made to modify their designs. He brings up the problem with trustworthiness. He brings up the BOS (in his opinion) "liking" this idea or agreeing with this idea to help the Town's financial problems.

Sue Jolian- 1 Fennell Way-

She wants to bring up the topic of ethics. She brings up the 1700 signatures of Nahant citizens, the Town has around 3,400 people and 1700 is about 60% of the Town's voting population. She compares this whole situation to the book, The Lorax, with 60% of voters they are the Lorax and they speak for Nahant.

Marilyn Mahoney- 179 Willow Road-

She went around Town and asked different people who live in Nahant what it, Nahant, means to them. Then she brings up the number of the student projected and now is started at 111 and then 147 and then it was going up to 254 which brings up the traffic situation coming in and out of Town. She states that this project is too big for the smallest community in Massachusetts.

Alice Court – 7 Valley Road-

She brings up the Boston Globe article from March of 2018 that says about 6 almost 7 years ago the Northeastern Science Center employed 4 professors. Now it has 51; 20 faculty, 20 staff and 11 post doctorate. She has trouble understanding why they are proposing a 60,000 sq ft building. Thanks Susan Soloman for doing the math for the statistics which would rep a massive square footage per person. She doesn't understand why they would need that much space. Brings up MIT, Harvard and how they have a 75,000 building for 200+ people. Northeastern doesn't have nearly as many, why do they need all that space? "The story keeps changing...none of this makes sense." She wants to know why they are even considering a 60,000 sq ft building.

Christine Johnson Liscio- 15 Foxhill Road-

She feels there is so many unanswered questions. She states she went to the meeting to hear their proposals which she did but she also heard questions that Northeastern gave no response to. So she asks, "what is the next step, how are you going to answer this community's questions and concerns, what is happening next?"
Reps from Northeastern reply

Pat O'Reiley – 1 Harris Street-

"We live in a Democracy." Brings up the bylaws and how a zoning change requires 2/3 majority and he thinks Northeastern needs a 2/3 and if they don't get it they need to stop the project.

Pete Rogers- 44 Pearl Road-

He states he is one of those 1,700 signatures. He thinks the Town is accusing Northeastern of bad faith, after everything that has been done and the Town needs to just hear them out again.

Rep. from Northeastern speaks-talks about how they are dealing with the Town's questions and concerns.

Thomas Costim- 54 Maolis Road-

Calls out the BOS for going to talk to Northeastern without letting Town know. "We decide what goes there, not the Town Selectmen."

4. Adjourn:

Mr. Taylor made a motion to adjourn

Seconded by Mr. Barile

Unanimous vote in favor

Meeting adjourn 9:50pm

Meeting Minutes prepared by Mary Lowe, Administrative Assistant and Maisie Vazquez

Minutes approved by the Board of Selectmen on the _____ day of _____ 2019.

Board of Selectmen