

**Town of Nahant**  
**Joint Meeting**  
**Board of Selectmen & Board of Health**  
**Meeting Minutes**  
**Thursday October 22, 2020 via Zoom**

**Mark P. Cullinan, Chairman**

**Joshua A. Antrim, Vice Chairman**

**Eugene Canty, Recording Secretary**

**Antonio Barletta, Town Administrator**

**Attendance:** Mark P. Cullinan (MC), Joshua A. Antrim (JA), Eugene Canty (GC), Antonio Barletta (TA)

**1. Meeting Opening 6:32pm**

**MC-** Made a motion to open the Joint Meeting with the Board of Selectmen and Board of Health on Thursday October 22, 2020 at 6:32pm via Zoom.

**a. Coronavirus update with Health Nurse Deborah Murphy and Health Officer John Coulon**

**Deborah Murphy-** Massachusetts has 946 new cases. 30 new deaths. DPH changed their weekly recording from Wednesdays to Thursdays. Today the weekly reporting and numbers posted today are from the last 2 weeks from 10/04/20-10/17/20. Has been keeping track of six surrounding communities, Chelsea, Lynn, Marblehead, Nahant, Revere and Swampscott. Today's numbers show Chelsea, Lynn, Revere and Swampscott entered the red zone. Nahant's total is 51 cases as of today, five of those in the last two weeks, we are in the grey area. Jesmond has not had any more positive cases since their outbreak. In Nahant there have been 2,021 residents tested so far, 290 of those in the last two weeks with three being positive.

**b. Halloween Activities and Guidance**

**TA-** Encouraged residents handing out candy or a parent trick or treating with a child to take covid seriously, follow guidelines and stay safe. Stick to the group of your household. Costume masks are not considered covid safe masks. Bring hand sanitizer. If handing out candy think of putting it on platter or pre-packaged candy bags to limit exposure.

## **FY2021 TAX CLASSIFICATION HEARING**

### **MOTION:**

**JA-** I move to open the 2021 Tax Classification Hearing

**GC-** seconded

### **Roll call vote:**

**JA-**yes

**GC-**yes

**MC-**yes

### **Discussion:**

**Perry Barrasso-** Factor of 1. Equal tax rate for residential and commercial properties. A Classification 1 means that there is no commercial shift from residential to commercial.

**Sheila Hambleton- Read the notice of tax classification hearing.** Real and personal property assessments have been approved by the Department of Revenue. Last year average for a single family home was assessed at 701,200 and will go up this year to 758,400. Tax rate went from \$10.97 to a projected rate of \$10.50 and this is due to value of homes going up.

**MC-** Asked if before we make a motion on approving the residential factor do we need to approve the water/sewer debt shift first.

**TA-** yes the debt shift plays a role in the tax shift so we need to approve that first and then the next motion will be a vote on the residential factor of one. Then we will continue the hearing until the next meeting where we will set the actual tax rate..

### **Motion:**

**JA-** I move that the Board of Selectmen vote to approve the water/sewer debt shift in the amount of \$811,264 for the FY2021

**GC-** seconded

### **Roll Call vote:**

**JA-**yes

**GC-**yes

**MC-**yes

### **Discussion:**

**MC-** Explained the water/sewer debt. When the town borrows for water/sewer projects, the principle interest payments for those bonds are raised through property taxes not through your water/sewer

rates. At the end of the year the money gets shifted from water/sewer enterprise funds to general revenue.

**Motion:**

**JA-** I move that the Board of Selectmen vote to approve a residential factor of one and not adopt a residential exemption or small commercial exemption for FY2021

**GC-** seconded

**Roll call vote:**

**JA:** yes

**GC:** yes

**MC:** yes

**Motion:**

**JA-** I move that this hearing be continued to November 5, 2020 at which time the Board of Assessors will inform of the excess levy capacity for the current FY 2021 and for us to continue to our Board of Selectmen meeting.

**GC:** seconded

**Roll call vote:**

**JA-** yes

**GC-**yes

**MC-**yes

**Motion** (Board of Assessors)

**Perry Barrasso:** I move to discontinue the Board of Assessors hearing and will continue hearing on November 5, 2020.

**Kathryn Sherber:** seconded

**Roll call vote:**

**Kathryn Sherber:** yes

**Perry Barrasso:** yes

**2. Opening Comments**

**a. State and Presidential Election Information**

**MC-** Early voting is open 10/17/20-10/30/20. Voter registration ended on 10/24/20. Last day to apply for and absentee ballot is 10/28/20 by mail must be received by 5:00pm. Election Day is November 3, 2020.

**b. Duck Hunting Season opened on October 16, 2020**

**TA-** It is legal as long as the person hunting is licensed. Hours are allowed a ½ hour before sunrise and a ½ hour after sunset. Massachusetts regulations state that you have to be 500 feet from a dwelling to discharge a weapon. Our local bylaw says that you have to be 300 yards off the shore of Nahant.

**3. New Business**

- a. Approve appointment of Administrative Assistant to Town Administrator and Board of Selectmen.

**Motion:**

**JA-** I move to approve the appointment of Kristin Taylor to the position of administrative assistant to the Town Administrator and the Board of Selectmen.

**GC-** seconded.

**TA-** We received about 13 applicants. Narrowed it down to six and then to the top three. The applicants ranged from all different ages and career backgrounds.

**Roll call vote:**

**JA-**yes

**GC-**yes

**MC-**yes

- b. Vote to approve FY20 Utility Liens (trash and water/sewer) **\*\*postponed\*\***
- c. Discussion of pending litigation regarding Graves Light vs Town of Nahant, Town of Hull, Et Al (Land Court) and vote regarding dismissal from pending litigation.

**Dan Skrip** (town counsel) Nahant does not have any domain to Graves Light property and does not fall even within the same county. Judge Ruben was okay with us dismissing ourselves from this action as long the selectmen sign off. There is no money involved in this action.

**JA-** I move that the Board of Selectmen authorize the Town Administrator to seek to dismiss Nahant from the litigation Graves Light vs The Town of Nahant, Town of Hull Et Al now pending in land court.

**GC-** seconded

**Roll call vote:**

**JA-**yes

**GC-**yes

**MC-**yes

- d. Discussion of Logan Airport RNAV study being conducted by MIT, the FAA, Massport and the Massport CAC. RNAV study exploring alternative flight paths that could impact Nahant.

TA- In 2010 the flight paths were changed for Runway 22L Arrivals, the ideal path was for the planes to go over Salem/Peabody line, Lynn, Revere, East Boston and approach. In 2017 10% of all arrivals were on this runway. The latest proposal for that runway for arrivals is to change the flight path to head directly over the causeway. This study is in the public outreach process and will be looking into speaking with the public/communities who will be affected by this study.

e. Vote to buy back cemetery plot

**Motion:**

JA- I move the Board of Selectmen vote to approve the requested buy back of the presented cemetery lot two cremation plots located in the southeast quadrant for the original purchase price of \$1,000 that was previously sold to Alexander J. Lindsey.

GC- seconded

**Roll call vote:**

JA- yes

GC-yes

MC- yes

TA- This happened back when the town pre sold lots in the cemetery. The town no longer does this due to the limited space.

**4. Ongoing Business**

a. Preserving East Point- continued discussion

MC- A recent appraisal of East Point was recently released and is able to be read/viewed on Nahant.org

b. Vacancy on the School Committee-Section 3-13 of Town Charter. A Announcement of Applicants. Joint vote of Board of Selectmen and School Committee to occur at the next BOS meeting, Thursday November 5, 2020.

TA- Whenever we have an elected position open it requires a joint vote of the Board of Selectmen and the remaining members of that board that has the vacant seat to appoint someone to fill that seat until the next election when that seat will be open for the remainder of the term for that seat. We have two applicants submitted to myself and the school superintendent. The applicants are Patricia Karras and Regina Laine both of Nahant. Between now and the BOS meeting on November 5, 2020 I invite the Board of Selectmen and the School Committee to reach out to the applicants if you have any questions etc.

c. Kelly Greens Golf Course RFP Update and potential vote.

MC- The current manager is leaving at the end of October. The town has put out requests for proposals. We received two proposals. The golf committee did the review and evaluation of proposals and they have a recommendation.

**Pete Fitzpatrick** (Golf Committee Chairman)- We received two sealed bids that were open publicly by the TA this past Monday. That evening the Golf Committee met at a scheduled meeting to receive copies of the proposals. Last night we had another scheduled meeting to discuss what we would recommend to the town. The committee was very adamant that it was a tough decision. Both proposals were very well written. In the RFP there were seven questions and each question was weighted with a certain amount of points. Independently each committee member rated based on the description and gave their level of points. Even if a bidder got more points they weren't automatically chosen, this was just one piece of the decision making process.

**MC-** What was the criteria used to evaluate the proposed bids?

**Pete Fitzpatrick-** The criteria was in the RFP and the bidders were aware of the information when they put their proposals together. Categories that were on the points based scale, Revenue to the town, Golf Course management experience, Restaurant/bar management experience, reporting and accountability, financial stability, maintenance plan, marketing outreach. The two proposals were R&B Management run by Brett Waterman and his significant other and they received 575 points out of 625 points. The other proposal was Nahant Golf Club at Kelly Greens run by Toby Ahearn, Gary Lynch and Nancy Hampson and they received 508 points out of 625 points. Looked at each category individually and how they scored. We then made our recommendation to the town for R&B Management to take over Kelly Greens.

**Dan Skrip** (Town Counsel)-If we accept the bid recommended by the Golf Course Committee, even at that point if we can't come to terms with the lease we don't have to sign it and it can go back to bid even if we accepted the bid.

**MC-** So then there would be a motion to begin contract negotiations and at another meeting if everything aligned properly we would vote to approve the lease agreement.

**Dan Skrip** (Town Counsel)-We accept the proposal and then we authorize the TA to enter into negotiations for the actual contract.

**TA-** The final contract would go in front of the Board of Selectmen for approval.

**JA-** Asked if there is something in the bid for lines of credit, financial resource, or collateral, some kind of insurance of financial stability.

**Pete Fitzpatrick** (Golf Committee Chairman)-There are three things they had to do, give \$2500 to submit the bid, a \$25,000 bond and we asked for them in the proposal to demonstrate financial stability.

**Motion:**

**JA-**I move that the Board of Selectmen name R&B Management LLC. As the winning bidder on the lease hold on the Kelly Greens Golf Course and authorize the Town Administrator to immediately begin contract negotiations for a lease agreement.

**GC-** seconded

**Roll call vote:**

**JA-** yes

**GC**-yes

**MC**-yes

**d.** Public Shade Trees discussion

**Dan Skrip** (Town Counsel)- Recently we lost a few trees on the corner of ocean and valley road, with the wind getting stronger and stronger as the years go by there is concern over the trees on the top of valley road and if the trees are public shade trees. I went out to the area with Marc Carbone (tree warden) and we were trying to figure out which trees were public shade trees and which were not. The biggest problem is trying to determine where the boundary is separating the public way and private property. Pursuant to chapter 87 you air on the side of it being a public shade tree. The question is up of if most of a public shade tree is on private property is the tree warden responsible for that.

**e.** Coyote Activity discussion

**TA**- Mass Wildlife had come out years ago and gave information about rules/laws on what we can and can't do regarding coyote population. Coyotes are more scared of humans then we are of them, don't leave pet food/food out, keep animals inside, keep trash barrels sealed. If you do have an encounter with a coyote try to scare them off.

**Dan Skrip** (Town Counsel)-Spoke to state and Mass Wildlife. There is a hunting season for coyotes however no firearms can be discharged in town. The trapping laws are very strict. You can contact the state Problem Animal control if the animal is a problem.

**5. Town Administrator Report**

**TA**- We are about halfway to two thirds of the way through installing the new LED streetlights. We have received both positive and negative feedback. The wattage is the same, we selected the warmest dark sky compliant LED option. We are looking into shields for the lights that are too bright. The lights are control ready if we want to add controls in the future.

**6. Citizens Forum**

**Francene Amari-Faulkner**- We need to learn to co-exist with the coyotes and educate ourselves.

**Ken Carangelo**- Asked about the appraisal of East Point.

**7. Adjourn**

**Motion:**

**JA-** I move that the Board of Selectmen Adjourn

**MC-** seconded

**Roll call vote:**

**JA-**yes

**GC-**yes

**MC-**yes

Meeting Adjourned at 9:40pm on 10/22/20

Meeting Minutes prepared by Kristin Taylor Administrative Assistant on 12/2/20

Meeting Minutes approved by the Board of Selectmen on the \_\_\_\_\_ day of \_\_\_\_\_

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Board of Selectmen