

MINUTES

Nahant Community Preservation Committee Meeting

24 February 2020

Nahant Town Hall

In attendance:

Committee members:

Lynne Spencer , Chair – LS

Paul Spirn - PS

Ellen Steeves - ES

Mirjana Maksimovic - MM

Dana Sheehan – DS

Mickey Long – ML

Ellen Goldberg - EG

Excused:

Austin Antrim – AA

Guests:

Julie Tarmey (JT), Executive Director, Nahant Historical Society

Jim Walsh (JW), Director, Ellingwood Concerts (Nahant Cultural Council, Nahant Historical Society)

Diane Monteith (DM), Nahant Preservation Trust

Elizabeth Berman (EB), Nahant Preservation Trust

Convened, 7:05PM

Old business

Minutes, 10 February meeting

Emendment (ML) approved

Approved

New business

Discussion of submitted proposals with sponsor representatives

Sequence of lengthy, project discussions led by sponsor representatives:

#3 Archival Preservation/Conservation (Nahant Historical Society)

#1 Ellingwood Chapel (Nahant Cultural Council, Town of Nahant)

#5 East Nahant Historic District (Nahant Preservation Trust)

Sequence of brief discussions, no sponsor representatives attendings:

#7 Bailey's Hill (Open Space Committee, Town of Nahant)

#10 Lowlands softball fields (Town of Nahant)

#12 Little Nahant playground (Town of Nahant)

#9 Dogpark (Elaine White, Jen McCarthy)

#11 Town Hall ADA improvements (Town of Nahant)

#5 Replace cedar shingles (Housing Authority)

| # | Applicant | Project | CPA Category | Grant Request | Match | Total Project Cost | Match Source | Grant History | Meeting Discussion |
|---|-------------------------|-------------------|--------------|---------------|-------|--------------------|--------------|-------------------|--|
| 1 | Nahant Cultural Council | Ellingwood Chapel | HP | 121,217 | | 121,217 | | 6 past CPC grants | <p><u>2/10/2020:</u> Needs review of any funds unspent from past projects. Need for roofing repairs uncertain. APPLICANT REP(S) WILL BE INVITED TO ATTEND NEXT MEETING .</p> <p><u>2/24/2020:</u> (JW) Goal of this historic preservation grant is to stabilize physical integrity of Ellingwood Chapel on occasion of 100th anniversary this spring, celebrating its role as cultural resource for the entire town.</p> <p>Last funding (2018- CPC \$112K, State \$50K) spoke to most pressing items in envelope needs assessment. This grant will rebuild chimney, tower south side windows, repair roof and restore interior damaged by water- details in proposal. All funding by CPC: \$112K = \$93K bespoke, \$14K contingent, \$14K architect for oversight of RFP, bids, and site work. No matching funds. Chapel has no rental income.</p> |

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| 3 | Nahant Historical Society | Archival Conservtn, Preservtn, year 1 of 4 year program | HP | 23,865 | 6,000 | 29,865 | NHS: Conservtn/Acqstns Fund | 1 past CPC grant | <p><u>2/10/2020:</u> A SITE VISIT WOULD BE APPROPRIATE</p> <p><u>2/24/2020:</u> (JT) First year of a 4-year historic preservation grant to professionally preserve/conserv, digitize and make available more broadly important documents actively or in danger of disintegration: incorporation of Nahant, establishment of Town Library (3rd oldest in MA) including the initial book collection, and records of police, fire, and schools-all provide a window on the inception of Town and its transformation from summering to year-round community. Matching grant, \$8K (\$5K, year 1; \$3K, years 2-4)</p> |
| 6 | Nahant Housing Authority | Replace cedar shingles with vinyl siding, Greystone multi-family | CH | 300,000 | 0 | 300,000 | | | <p><u>2/10/2020:</u> Desirability of replacing cedar shingles with vinyl rather than new cedar shingles. As a general rule, maintenance and grants are to be encouraged. PROPOSE VISIT 29 FEB</p> <p><u>2/24/2020:</u> (LS) We have \$200K reserves that can be used only for community housing. DS WILL TAKE PHOTOS.</p> |
| 7 | Open Space Comm, Town of Nahant | Bailey's Hill, Fort Ruckman East Slope Restoration | Op Sp | 112,025 | 0 | 112,025 | | | <p><u>2/10/2020:</u> (EA, LS) Bailey's Hill needs major clean up, regrading, new trail. Zach Taylor, head of DPW trimmed budget, combined phases, will clarify work done to combat invasives. Ocean View may help support this project.</p> <p><u>2/24/2020 WALK THROUGH SCHEDULED FOR 11AM, 2/29 WITH NANCY CANTELMO (OPEN SPACE COMM COMMITTEE AND ZACH TAYLOR (PUBLIC WORKS)</u></p> |
| 8 | Nahant Presrvatn Trust | East Nahant Historic District | HP | 20,000 | 20,000 | 40,000 | NPT | | <p><u>2/10/2020:</u> Funding requested for the submission of an omnibus proposal to register East Nahant, including East Point as a state and national historic district, i.e, fund the work of an architectural historian to gather documentation, shepherd the application and site visits. Wiith cert, Town-owned sites would be eligible for grant funding; not clear how this would influence East Point situation where CPC has a clear interest in open space and historic</p> |

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| 9 | Elaine White/Jen McCarthy | Dog Park | Rec | 40,000 | 0 | 40,000 | |
| 10 | Town of Nahant | Lowlands Softball Fields | Rec | 27,000 | 0 | 27,000 | |

preservation. Proposal alludes to massive funds match, for unspecified purpose. ASK NPT PRESIDENT TO CLARIFY.

2/24/2020: (DM, EB) Historic preservation grant is to obtain Nation Register status for two contiguous neighborhoods of Nahant: East Nahant (roughly North Shore to Nahant Rd, Ocean St to Swallow Cave Rd, and East Point, Swallow Cave Rd eastward including North Eastern Marine Science site and Lodge Park. NR status will permit sites/ buildings owned by the Town (Town Hall, Nahant Library) or non-profits (e.g., Nahant Country Club) to apply for State and Federal grants for preservation and historically approved adaptations. There would be no restrictions of any kind relating to private homes (although NR status often elevates property values). Submission to MA Historical Comm requires extensive updating of maps, photos, inventories, other documents prepared in 1989 when a single district proposal was contemplated, and less weighty adaptation of archeological survey recently prepared by NEU for East Point ENF and PNF. Project will entail conversation with MHC regarding district boundaries, site visits by MHC, and take 1.5 to 2 years. Agreement of MHC to even entertain the application would underscore the historic significance of the East Point site in restricting its use. \$40K proposal includes \$20K from CPC, \$20K match (unspecified source).

2/10/2020: Precise site not specified. Purported site may be in wetland. Little support at prior Town Meetings. NEED CLARIFICATION

2/20/2020: No specific location has been proposed. Town Manager does not support the project.

2/10/2020: What is condition of current backstop? Is team or spectator seating proposed? Will fencing be perimeter only, or separate the fields? SITE VISIT APPROPRIATE

2/24/2020: PS WILL TAKE PHOTOS.

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| 11 | Town of Nahant | Town Hall ADA improvements | HP | 140,000 | 0 | 140,000 | |
| 12 | Town of Nahant | Little Nahant Playground | Rec | 30,000 | 10,000 | 40,000 | FEMA |

2/10/2020: (AB) Proposal is limited to replacing ramp and entrance access to Town Meeting hall, much less expensive than changing access to the other side of the building. (LS) Does not provide access between ground and first floor.

2/24/2020: (LS) Interior lift coupled with street grade access on East side of Town Hall will make entire building disabled accessible, at a lower cost than new ramp on the West side. **LS WILL INVITE AB TO DISCUSS AT NEXT MEETING.**

2/10/2020: (AB) Instead of the expensive reconstruction proposed last year, DPW has done a great deal of restoration, and this proposal is limited to the cost of a single jungle gym, partial funding from FEMA, might be supported by neighbors/users.

2/24/2020: (DS) There are already benches on site.

Next meetings: 9 March, 16 March 2020.

Adjourned, 8:40PM

Approved, 9 March 2020

Paul Spirn, Recording Secretary