

MINUTES

Nahant Community Preservation Committee Meeting

9 March 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

Austin Antrim – AA

Ex officio

Antonio Barletta – AB

Town Administrator, Nahant

Guests:

Kelly Collins - KC

Executive Director, Nahant Housing Authority

Convened, 7:02PM

Old business

Minutes, 24 February meeting

Approved

Clawbacks or reapportionment

(LS) Approximately \$20K is available.

Discussions of submitted proposals with sponsor representatives (in sequence; details in grid below):

(KC, Nahant Housing Authority)

#4 Window refreshing, 194 Nahant Rd

#5 Replace cedar shingles, vinyl siding, 47/49 Spring Rd

#6 Replace cedar shingles, vinyl siding, Greystone multifamily

(AB, Town of Nahant)

#10 Bailey's Hill

#11 Town Hall, ADA improvements

#10 Lowlands softball fields
 #12 Little Nahant playground
 #13 Little Nahant rights of way access
 #14 Spring Road park, basketball court
 #15 Town Hall stage curtain
 #16 Town Hall flagpole
 #9 Dog park

#	Applicant	Project	CPA Cat	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>
2	Nahant Dory Club	Replace floating dock gangway	Rec	17,000	66,830	83,830	Dory Club		

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>
4	Nahant Housing Authority	Window refreshing, 194 Nahant Rd	CH	45,000	0	45,000			<p><u>3/9/2020</u>: (KC-NHA) Regional Capital Assistance Team has been helpful planning capital expenditures. This is our top priority. 50 windows were replaced 5 yrs ago. Poor workmanship has led to water damage around frames. The contractor is untraceable and no restitution is possible. Framing and water damage will be replaced and windows reinstalled. Dept Housing and Comm Devt (DHCD) will contract this job.</p>
5	Nahant Housing Authority	Replace cedar shingles with vinyl siding, 47/49 Spring Rd	CH	50,000	0	50,000			<p><u>3/9/2020</u>: (KC-NHA) Painted cedar shingles are very badly rotted. (CPC) Sense of the committee that every effort should be made to make repairs that are durable, cost effective, and aesthetically consistent with local standards, warranting investigation of initial and maintenance cost of higher standard shingle replacement. (KC- NHA) She will investigate with DHCD.</p>
6	Nahant Housing Authority	Replace windows, doors, cedar shingles with vinyl siding, Greystone multi-family	CH	300,000	0	300,000			<p><u>2/10/2020</u>: (CPC) Desirability of replacing cedar shingles with vinyl rather than new cedar shingles. As a general rule, maintenance grants are to be encouraged.</p> <p>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> <p><u>3/9/2020</u>: (KC-NHA) Initial proposal including \$141K for scraping and painting, was rejected by the State, anticipating need to repeat in 5 yrs. High expense</p>

									(compared to committee members personal experience with contractors) is due in part to State requirement to pay Boston prevailing rates. (CPC)DS took photos. To avoid vinyl siding, can the project be staged, most pressing sides done first? (KC-CHA) Will get quotes
7	Open Space Comm, Town of Nahant	Bailey's Hill, Fort Ruckman East Slope Restoration	Op Sp	112,025	0	112,025			<p>2/10/2020: (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>2/24/2020 WALK THROUGH SCHEDULED FOR 11AM, 2/29 WITH NANCY CANTELMO (OPEN SPACE COMM COMMITTEE AND ZACH TAYLOR (PUBLIC WORKS)</p> <p>3/9/2020: (AB, Town of Nahant) Budget has been reduced to \$81K by curtailing scope of project. There may be a contribution from Oceans Edge.</p>
8	Nahant Presrvatn Trust	East Nahant Historic District	HP	20,000	20,000	40,000	NPT		<p>2/10/2020: 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 preservation. Proposal alludes to massive funds match, for unspecified purpose. ASK NPT PRESIDENT TO CLARIFY.</p> <p>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</p>

								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).
9	Elaine White/Jen McCarthy	Dog Park	Rec	40,000	0	40,000		<p><u>2/10/2020:</u> Precise site not specified. Purported site may be in wetland. Little support at prior Town Meetings. NEED CLARIFICATION</p> <p><u>2/20/2020:</u> No specific location has been proposed. Town Manager does not support the project.</p> <p><u>3/9/2020:</u> (AB, Town of Nahant) No site has been proposed by sponsors or specified by Town as suitable.</p>
10	Town of Nahant	Lowlands Men's Softball Fields	Rec	27,000	0	27,000		<p><u>2/10/2020:</u> What is condition of current backstop? Is team or spectator seating proposed? Will fencing be perimeter only, or separate the fields? SITE VISIT APPROPRIATE</p> <p><u>2/24/2020:</u> PS WILL TAKE PHOTOS.</p> <p><u>3/9/2020:</u> (AB, Town of Nahant) \$5K, earmarked for clay on Women's field remains unspent, could be redirected. (CPC) Any match anticipated from players? (AB) In past, there has been ample work in kind contribution by ballplayers. Backstop is larger on Men's field. 4 benches will be added to Men's and Women's fields. Goal is to complete all work before Veteran's Memorial event this summer.</p>

11	Town of Nahant	Town Hall ADA improvements	HP	140,000	0	140,000			<p><u>2/10/2020:</u> (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.</p> <p><u>2/24/2020:</u> (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.</p> <p><u>3/9/2020:</u> (AB, Town of Nahant) Plan includes: ADA renovation of bath in Tiffany Rm and meeting floor. ADA access renovations: East, ground floor; West, meeting floor (new ramp and door hardware); parking lot to Tiffany Room. MA Municipal ADA grant (apply in October) could be source of matching funds, but opens the entire building to accessibility review, with risk of entailing more projects and expense.</p>
12	Town of Nahant	Little Nahant Playground	Rec	30,000	10,000	40,000	FEMA		<p><u>2/10/2020:</u> (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.</p> <p><u>2/24/2020:</u> (DS) There are already benches on site.</p> <p><u>3/9/2020:</u> (AB, Town of Nahant) FEMA contribution is only for replacing flooded surface. \$30K is for new jungle gym structure and benches which are dangerously degraded.</p>
13	Town of Nahant	Little Nahant rights of way	OS	20,000	0	20,000			<p><u>3/9/2020:</u> (LS) \$13K unspent from previous right of way mapping can be allocated for access projects. (CPC). Sense of Committee is strong support for securing public access. (AB, Town of Nahant) Those funds are welcome. I would prefer flexibility in choosing which projects are important for safety, which are most effective and sustainable. In any case, this will require ongoing maintenance and vigilance.</p>

14	Town of Nahant	Spring Rd basketball court	Rec	12,000	0	12,000			<u>3/9/2020:</u> (AB, Town of Nahant) An excellent project which includes court resurfacing and lining, hoop and stand, and limited fencing.
15	Town of Nahant	Town Hall stage curtain	HP	7,000		7,000			<u>3/9/2020:</u> (AB, Town of Nahant) The old curtain was removed because of environmental issues with asbestos fireproofing. Presumably there is a different, environmentally acceptable, fire retardant. EG will research.
16	Town of Nahant	Town hall flagpole	HP	15,000	0	15,000			<u>3/9/2020:</u> (AB, Town of Nahant) Although the flagpole, a repurposed sailing mast, is badly in need of work to maintain it, the project can be funded in the general budget
17	Town of Nahant	Public library bond	HP			62,800	B		

Action key - B: budgeted (previously approved). A:Approved as is. AM: approved as modified. AS: approved subject to conditions. W: withdrawn. D: declined.

Next meetings: 12 March 2020 (joint with Board of Selectmen), 17 March 2020, 23 and 30 March 2020, 6 and 13, April 2020.

Adjourned, 9:00 PM

Submitted and approved, 23 March 2020

Paul Spirn, Recording Secretary