

MINUTES

Nahant Community Preservation Committee Meeting–
March 15, 2021
Virtual: Zoom Meeting ID 84787104166



Members in attendance (affiliation):

Lynne Spencer (Nahant Historical Commission) – LS, Paul Spirn (at large, per BoS) – PWS; Ellen Steeves (Nahant Conservation Commission) – ES, Mirjana Maksimovic (Nahant Planning Commission) – MM, Mickey Long (Nahant Housing Authority) – ML, Ellen Goldberg (at large, per BoS) – EG, Austin Antrim – AA, Nancy Cantelmo (Nahant Open Space Committee) – NC

Public in attendance (incomplete): Anthony Barletta (invited; AB), Sharon Hawkes (Nahant Library; SH), Shannon Bianchi (Planning Board; JBS), Dana Sheehan (Nahant American Legion, Advisory and Finance Committee, DS)

Convened 7:02pm

New Business

Overview - LS: Town Treasurer, Kristin Taylor processed and transmitted 8 applications submitted in a timely fashion for CPA grants in FY2022. EG has uploaded those files to a Google Drive document for Committee members to consult as working documents, and LS compiled a spreadsheet, also for reference by Committee members. Since FY 2021 CPA recommendations were not discussed or adopted at 2020 Town Meeting, those recommendations can be reviewed along with new submissions, and funds allocated to FY2021 projects could be combined with eligible Reserve funds and estimates from the Assessor for FY 2022 surtax (\$216K), and the Town Accountant estimates of the State funding match (\$303K-346K), as shown in the spreadsheet prepared by the Accountant [excerpt below]:

Edited (per LS)

	40% Match	50% Match	60% Match
Estimated FY 22 Surtax	\$216,000.00	\$216,000.00	\$216,000.00
Estimated FY 22 State Match	\$86,400.00	\$108,000.00	\$129,600.00
Estimated FY 22 Interest	\$1,000.00	\$1,000.00	\$1,000.00
Estimated FY 22 Revenue	\$303,400.00	\$325,000.00	\$346,600.00
Less: Debt NLSS	\$0.00	\$0.00	\$0.00
Less: Debt 40 Steps	\$0.00	\$0.00	\$0.00
Less: Debt Wharf	\$0.00	\$0.00	\$0.00
Less: Housing Reserve	(\$30,900.00)	(\$32,500.00)	(\$34,660.00)
Less: Open Space Reserve	---	---	---
Estimated Balance	\$272,500.00	\$292,500.00	\$311,940.00
Plus: General Reserves, FY20	\$322,499.73	\$322,499.73	\$322,499.73
Plus: FY 21 less Housing Reserve	\$361,531.41	\$361,531.41	\$361,531.41
Available for Appropriation FY 18	\$956,531.14	\$976,531.14	\$995,971.14

The deadline for making recommendations to the Fin Comm, ultimately for inclusion in the Town Meeting Warrant Book is April 9.

NC: Will we be reconsidering the FY 2021 recommendations?

LS: It is possible; one, from the Nahant Preservation Trust for \$20K (East Nahant Historic District) in FY 2021 has just been withdrawn.

Discussion of grant proposals:

#1 New Nahant Land Company - master plan for Tudor Estate building, open space, and tennis/platform courts - Historic Preservation (HP), Open Space (OS), Recreation (REC) - CPC: \$15K, self-match: \$15K

CPC discussion: This is a request to fund the generation of a comprehensive plan for the New Nahant Land Company (NNLC) to continue the historic role of the Tudor Estate as a resource for the Town - as a historic site, a central open space used both formally and informally by the public, and a site for racket sports used both by members of the Nahant Country Club and the Town. LS will inquire about the basis for the cost estimate of the project. PS, a member of the Boards of both the NNLC and the Nahant Country Club (NCC), the non-profit entity that is the tenant of the NNLC operating the racket courts, explained that the applicant, NNLC, is a private corporation but it has managed the property with a strong commitment to public interests as described in the grant proposal. The NNLC status as a private corporation does not disqualify the NNLC from applying for public funds under the CPA. It does require that the CPC pay careful attention to the requirement that the funds will be used for public purposes as specifically required by the CPA. Previous non-public applicants awarded CPA funding in Nahant include the Dory Club, and the Nahant Village Church. Also, the NCC was awarded a CPA grant to help build a second platform tennis court, agreeing to open the platform courts to the general public until 5pm daily. Nevertheless it would be prudent to obtain the opinion of town Counsel Regarding the appropriateness of both the use and the applicant, so moved and approved:

Y: LS, ES, MM, ML, EG, AA, NC.

N: -

Recused: PWS

#2 Nahant Little League - replace backstop and fencing - REC - CPC: \$32,375; self-match: \$15K

CPC discussion: The Nahant Little League is an active organization and the fields are heavily used. The structures are in serious disrepair and need to be replaced for the continued safe use of the fields. Funding at a similar level was approved for comparable repairs on the Lowlands fields used for men's and women's softball teams. The CPC voted whether to express conceptual approval, withholding a final recommendation until all projects have been discussed and a comprehensive program of funding for FY 2022 has been formulated:

Y: LS, PWS, ES, MM, ML, EG, AA, NC

N: -

#3 Nahant Planning Board - study of restoration of the Bear Pond ecosystem - REC, OS - CPC: \$60K; no match

JBS: The proposal, consistent with the mission of the Planning Board, is for both a topographic survey of the Bear Pond ecosystem (Lowlands and the golf course) and for a feasibility study to plan for the reconstitution and maintenance of that ecosystem. Detailed in the submission and an accompanying letter are an outline of immediate pressing needs and the goals of seeking long-term, self-sustaining, ecologically appropriate means to control flooding, maintain access for recreation and enjoyment of the open space, and preserve endangered species. A coordinated plan, especially one that protected endangered species would confer eligibility for more State and Federal funds to support these large-scale projects, than narrower plans aimed at flooding alone. ES noted that the Conservation Commission review of this proposal was scheduled for its next meeting. AB expressed concern that neither this proposal nor possible interventions had been coordinated with Town government, a necessary element in his view to avoid conflict and maximize impact. JSB explained that Planning Board was seeking best available expert help in thinking long term, a luxury that day-to-day governance did not always enjoy. LS encouraged consultation between the Planning Board and Town administration and the Conservation Commission with the expectation of a joint response relating to this project and the demonstration of their cooperation that will be a meaningful requirement in the CPC consideration of this grant proposal.

#4 Nahant Library - comprehensive preservation work, building envelope - HP - CPC: c.\$140K; match: c.\$120K (Friends of Nahant Library: \$60K; State MPPF <\$60K)

SH explained that failing to finish the envelope repair projects identified in the Design Associates report produced several years ago had led in the past year to serious flooding from roofing degeneration. SH acknowledged that the level of MPPF was uncertain and that Library Trustees had not yet authorized the funds from the Friends of the Nahant Library. AB proposed tying Library and Town Hall renovation projects together for joint bid proposals. LS agreed this was not a time for the Library to go underfunded for structurally necessary projects, and also suggested adding work in Town Hall to meet ADA codes, and bonding all Library and Town Hall projects together. SH requested an expression of CPC favorability to the proposal to include in her proposal to the MPPF. LS agreed to write such a letter. ML proposed a vote expressing approval, pending clarification of the financial details of State grants and the expense of bonding, and withholding a final recommendation until all projects have been discussed and a comprehensive program of funding for FY 2022 has been formulated:

Y: LS, PWS, ES, MM, ML, EG, AA, NC

N: -

#5 Nahant American Legion - Nahant Lifesaving Station interior painting and floor refinishing, and new signage - HP - CPC: \$9K; self-match \$1200

DS explained that the work described was necessary to maintain the active use of the historically significant structure that made its long term preservation feasible. LS pointed out that the interior work had already been completed and was not sure whether CPA approved funding of work after the fact. PS questioned whether outdoor signage was historically correct; LS thought this needed research and agreed to pose the appropriateness of *ex post facto* funding to Town counsel.

#6, 7, 8 Town of Nahant

#6 Restoration of Flash Road tennis and basketball courts - REC - CPC: \$120K

AB explained that this grant request is to meet a shortfall between the \$160K already funded for the estimated cost of the project in FY 2020 and the lowest bid that came in, \$280K.

CPC Discussion: The CPC voted to express its favorable disposition to funding this project withholding a final recommendation until all projects have been discussed and a comprehensive program of funding for FY 2022 has been formulated:

Y: LS, PWS, ES, MM, ML, EG, AA, NC

N: -

#7 Flash Road Amphitheater - OS, REC - CPC: \$150K

AB described the need for covered outdoor space in town for large scale outdoor activities--concerts, graduations, meetings. In response to CPC questions he responded that:

--the Flash Road athletic complex has parking and public rest rooms not available to the Sears Pavillon at Bailey's Hill;

--while he does not think the proposed site is in a location proscribed by wetlands regulations, he agreed that the concept should be reviewed by the Conservation Commission as a consultation;

--the proposal needs to be considered in the light of an ongoing review of town facilities by the Recreation and Open Space Committee;

--a public planning process will afford local neighbors the opportunity to review and respond to the plans, and that any structure would be ADA accessible.

LS thought the project concept is good, but more information about specifics and process is needed. The CPC voted to express its favorable disposition to funding this project withholding a final recommendation until all projects have been discussed and a comprehensive program of funding for FY 2022 has been formulated:

Y: PWS, ES, MM, ML, EG, NC

N: LS

Ab: AA

#8 Greenlawn Cemetery wall repair - HP - CPC \$150K

By way of background and overview LS said the Design Associates report in 2019 identified \$750K of necessary work, and in her opinion funding that work piecemeal over several years would contribute to delay and lower quality of work overall. Rather than pay solely for repair of the stone arch and adjoining wall as a one-year project she favored bonding all the recommended work in an integrated project. She requested Mr Barletta review the Design Associates report and consider whether other large scale projects eligible for CPA funding should be considered in a comprehensive town plan for preservation and restoration. LS will assist AB in this analysis.

Action items summary for next meeting:

#8 AB to present overview of major projects including unfilled agenda of repair items on town buildings reported by Design Associates in 2019.

#7 AB will give more details of proposal, details of the public review process, any interfacing with the Open Space and Recreation Committee.

#6 None

#5 Response of Town Counsel to question of *ex post facto* funding and eligibility of the proposed American Legion sign.

#4 SH to notify LS of any Trustees approval of Friends of the Nahant Library funding. AB to report on feasibility of joint proposal for Town Hall and Library repair work.

#3 Planning Board and AB to report on their coordinated thinking regarding Bear Pond mapping and planning proposal.

#2 None

#1 Town Counsel to render opinion regarding suitability of applicant and the public purpose of the project.

Adjourned 9:21 PM

Minutes submitted for consideration and approved at CPC meeting, March 22, 2021.

Paul Spirn

Nahant CPC, Recording Secretary