

MINUTES

Nahant Community Preservation Committee Meeting
17 March 2020
Teleconference

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

Administrator, Town of Nahant

Guests:

Marc Cullinan (MC)

Selectman, Town of Nahant

Josh Antrim

Selectman, Town of Nahant

Jeff Blake,

[law firm], Town counsel

Convened, 7:15PM

Welcome

(LS) The chair thanked the guests and public for attending the inaugural teleconference for the CPC, explained the format for submitting questions and comments to her by email, lspencer@ssvarchitects.com , and thanked all attending in advance for expected challenges in the new format. No decisions will be made or votes taken by the CPC tonight.

Old business

Minutes, 9 March 2020 deferred

Funds available for allocation

(LS)	Assuming a 50% match by the state, new funds based on the 3% surcharge will be	\$322K
	Housing reserve, which can be used for no other purpose, is currently	\$202K

General reserve, which can be used for any CPA-approved purpose	\$171K
Unspent, available from prior allocations	\$20K
Maximum total allocation, FY 2021 could be	\$705K, which includes
Already committed (library bond \$63K, committee administration \$10K)	\$73K, leaving
Maximum new allocation	\$632

New business

New project submission by the Nahant Board of Selectmen on behalf of the Town of Nahant, titled **Wildlife Preserve at Eastpoint**. Presented by MC, Nahant Selectman, with additions by JA, Nahant Selectman, and JB, Nahant Town Counsel.

The details of the proposal are spelled out in the submission. It satisfies CPA requirements for Open Space/Recreation and Historic Preservation criteria. In essence, the objective of the proposal is to preserve the established status as a nature preserve and the public's right of access to and use of the property on East Point, roughly 10-12 acres, atop and to the north and east of Murphy Bunker to the coastline and to the boundary of Town-owned Lodge Park, and also to preserve access to and use of the adjacent Canoe Beach. The East Point property is owned by Northeastern University which is actively advancing a major construction project on the site. The Town of Nahant intends to acquire by negotiated settlement or a taking by eminent domain of a conservation restriction and/or fee interest in the East Point property and Canoe Beach.

The proposal requests a CPC allocation of \$1.5M in the form of a 30-year year bond to comprise part of the costs of the successful acquisition, including up to \$500,000 in legal fees, contingent upon both the receipt by the Town of no less than \$3M of non-public funds committed to the same undertaking, and the action required of a Special Town Meeting to authorize the taking and/or negotiated agreement. The estimate of \$4M for the cost of acquiring the conservation restriction by fee interest and/or taking, is based on one professional appraisal received and another planned. The Town hopes to continue its longstanding relationship with Northeastern University and intends to permit NEU to continue its established activities on the property.

Questions from the CPC

(DS) What if the state match drops

(LS) The bond obligations, like the current library or previous Forty Steps bonds, take precedence, reducing funds available for other projects.

That underscores the advisability of past practice in maintaining a reserve.

(MC) Depending on when the note is drawn, which in turn depends on when the taking or agreement is final, and the terms of the note and timing of payments, the full payment may not be due in FY2021. That may free up some CPC funds for FY 2021 or 2022.

(JA) It is important to remember that provision of CPC funding is contingent on having the Town having private funds in hand for the acquisition—no private funds, no acquisition, no CPC funded bond.

(DS) What if Town Meeting decides to drop the CPA program?

(LS) CPC allocations are underwritten by Town general funds. Over the years, the Town has been wise to maximize CPC funding, paying for millions of dollars in projects at less than 50 cents on the dollar.

(AA) Does this proposal conflict the East Nahant Historic District proposal from the Nahant Preservation Trust?

(LS) No. In fact, the ENHD proposal lends some weight to the historic qualities of the East Point Wildlife Preserve.

Old business

Discussions dated 3/17/2020: below, were held in numerical order:

#	Applicant	Project	CPA Cat	Grant Request	Match	Total Project Cost	Match Source	Grant History	Meeting Discussion
1	Nahant Cultural Council, Town of Nahant	Ellingwood Chapel	HP	121,217		121,217		6 past CPC grants	<p>2/10/2020: 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>2/24/2020: (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. 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> <p>3/17/2020: (DS) I would like a walk through. (LS) We will schedule a visit.</p>
2	Nahant Dory Club	Replace floating dock gangway	Rec	17,000	66,830	83,830	Dory Club		<p>3/17/2020: (AB) With the concurrence of the wharfinger, we plan to have an engineer's opinion whether the Town wharf can support the planned gangway. We should be able to work something out with the Dory Club. Zach Taylor will look into it.</p>
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>2/10/2020: A SITE VISIT WOULD BE APPROPRIATE</p> <p>2/24/2020: (JT) First year of a 4-year historic preservation grant to professionally preserve/conservate, 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</p>

									<p>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> <p>3/17/2020: (CPC) Sense of the Committee the project is large and well documented, some of the materials are unquestionably of great value, aesthetic and historic. A minority favored a match closer to 1:1 and/or smaller initial grant. All accepted requesting the sponsor to prioritize materials for pre/conservation.</p>
4	Nahant Housing Authority	Window refreshing, 194 Nahant Rd	CH	45,000	0	45,000			<p>3/9/2020: (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>3/17/2020: (see #6 below).</p> <p>3/9/2020: (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>3/17/2020: (see #6 below).</p> <p>2/10/2020: (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>2/24/2020: (LS) We have \$200K reserves that can be used only for community housing. DS WILL TAKE PHOTOS.</p> <p>3/9/2020: (KC-NHA) Initial proposal including \$141K for scraping and painting, was rejected by the State,</p>

7	Open Space Comm, Town of Nahant	Bailey's Hill, Fort Ruckman East Slope Restoration	Op Sp	112,025	0	112,025
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anticipating need to repeat in 5 yrs. High expense (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.
3/17/2020: (ML) Based on CPC strong preference for use of natural materials rather than vinyl siding, suggests keeping #4,5 and withdrawing #6.
(LS) Since the \$202K is available for no other projects why not cover #4,5 and apply \$100K to #6?
Sense of committee was to see what \$100K can go a long way to achieving goals of #6.

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.
2/24/2020 WALK THROUGH SCHEDULED FOR 11AM, 2/29 WITH NANCY CANTELMO (OPEN SPACE COMM COMMITTEE AND ZACH TAYLOR (PUBLIC WORKS)
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.
3/17/2020: (LS) Formal proposal has dropped to \$83K. CPC on site visit (DS, PS. ES) commended objective of restoring site, and the positive attitude of Zach Taylor of modifying goals and scope.
(LS) Recommended proceeding with less outside professional and contractor help.
(AB) DPW might be able to do a lot of the preliminary clearance of vegetation (invasive species) and trash, grading and path preparation, and submit a proposal next year for what is left to do.
(LS) Propose reducing grant to \$40K.

8	Nahant Presrvatn Trust	East Nahant Historic District	HP	20,000	20,000	40,000	NPT
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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.

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).

3/17/2020: (LS) Stressed the value of rigorous updating of historical materials for the Mass Historical Commission in underscoring the historical

									value. (AA) The Historical District designation places no constraints on private property owners (it usually increases property values), and gives the Town standing to apply for preservation grants. The level of the match is impressive. (ES, ML, PS) Agree. (LS) Favors full \$20K grant request.
9	Elaine White/Jen McCarthy	Dog Park	Rec	40,000	0	40,000			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. 3/9/2020: (AB, Town of Nahant) No site has been proposed by sponsors or specified by Town as suitable. 3/17/2020: (CPC) Sense of committee, that without specified site, demonstrated need or support of Town, the proposal will not be approved.
10	Town of Nahant	Lowlands Men's Softball Fields	Rec	27,000	0	27,000			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. 3/9/2020: (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. 3/17/2020: (AB) Highest priorities are benches, backstop, and fencing; could reduce grant to \$22K by applying \$5K unspent as yet on clay replacement. (LS) Best to keep at \$27K and complete clay work.

11	Town of Nahant	Town Hall ADA improvements	HP	165,000	0	165,000		<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> <p><u>3/17/2020:</u> (AB) Reconstruct West ramp, make East entrance and ground floor rest room compliant. Have not yet investigated MA Municipal ADA funding.</p> <p>(LS) Propose consideration of \$165K.</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> <p><u>3/17/2020:</u> (ML) Has project been designed with an eye toward flooding? (AB) Dune is being rebuilt. Project is insured. (AA) Structure should withstand flooding. Suggest \$24K. (AB) \$24K is minimum. (PS, DS, ML, MM). Concur \$24K.</p>

13	Town of Nahant	Little Nahant rights of way	OS	20,000	0	20,000			<p>3/9/2020: (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> <p>3/17/2020: (LD) \$13K available from mapping project. Will that suffice? (AB) We will make it work. Withdraw funding ask.</p>
14	Town of Nahant	Spring Rd basketball court	Rec	12,000	0	12,000			<p>3/9/2020: (AB, Town of Nahant) An excellent project which includes court resurfacing and lining, hoop and stand, and limited fencing.</p> <p>3/17/2020: (CPC) Sense of committee is to fund.</p>
15	Town of Nahant	Town Hall stage curtain	HP	7,000		7,000			<p>3/9/2020: (AB, Town of Nahant) The old curtain was removed because of environmental issues with asbestois fireproofing. Presumably there is a different, environmentally acceptable, fire retardant. EG will research.</p> <p>3/17/2020: (PS) An excellent opportunity for private funding. Sense of committee is withdraw.</p>
16	Town of Nahant	Town hall flagpole	HP	15,000	0	15,000			<p>3/9/2020: (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</p> <p>3/17/2020: (AB) Prefer to fund through general budget. Withdraw.</p>
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: March 23 and 30 March 2020, 6 and 13, April 2020.

Adjourned, 9:37 PM

Submitted and approved, 30 March 2020

Paul Spirn, Recording Secretary