

## MINUTES

Nahant Community Preservation Committee Meeting--  
March 22, 2021  
Virtual: Zoom Meeting ID 84787104166



### Members in attendance (affiliation):

Lynne Spencer (Nahant Historical Commission) – LS,  
Paul Spirn (at large, per BoS) – PWS,  
Mirjana Maksimovic (Nahant Planning Commission) – MM,  
Mickey Long (Nahant Housing Authority) – ML,  
Ellen Goldberg (at large, per BoS) – EG,  
Austin Antrim (at large, per BoS) – AA,  
Nancy Cantelmo (Nahant Open Space Committee) – NC  
(7:20pm) Ellen Steeves (Nahant Conservation Commission) – ES,

### Public in attendance [incomplete]:

Anthony Barletta (invited; Nahant Town Administrator) -- AB,  
Dan Skrip (invited; Nahant Town Counsel) -- DSk,  
Shannon Bianchi (invited, Planning Board) -- JBS,  
Dana Sheehan (Nahant American Legion, Advisory and Finance Committee) -- DS  
Dan Berman (invited, Planning Board chair) -- DB

Convened 7:01pm

Old business

Minutes, 15 March 2021 meeting

Accepted as edited

Y - all

Town Counsel, Dan Skrip, reviewed proposals, as requested by CPC

#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

DSk - The NNLC is a private entity whose primary concern is rental property, but it is not foreclosed from requesting and using CPA funds, provided the use is carefully reviewed and judged to be designed for and then overseen to be actually applied in achieving any public purpose permitted by the Act. A formal grant agreement or easement would be good ways to see that the funds are applied for a public purpose, such as granting the public certain use of the open space or the athletic facilities owned by the NNLC. Even though the Tudor mansion is a building of recognized historic value, it is often reserved for private parties, so it might be more difficult to make its preservation a clear public purpose. Since this is a proposal to use public funds to underwrite a general plan for the NNLC that is expected to influence how the property will be used, it must be clear that the funds go to the elements of the plan that pertain directly to those uses in the public interest and permitted by the CPA, not for an overall plan in which the public uses are only some elements among others, say the construction of condos on one portion of the property.

ML - The proposal needs to be more explicit how the funded plan will deal with deal with public uses.

LS - The Tudor building could receive CPA funds for historic preservation based on a conservation restriction.

ML - ... or an easement. Move to postpone consideration of this proposal until the proposal is amended to clarify the restriction of CPA funds to plan exclusively for CPA-compatible public uses

Y - EG, NC, AA, ML, MM, LS

Recused - PS

Absent - ES

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

DSk - There are two elements to the proposal. First, regarding the reimbursement of already funded interior painting and floor finishing, this looks like routine maintenance work not supported by the CPA, and the work has been paid for.

DS - Actually the fees for the work were partially donated, and the reimbursement requested is less than requested in the grant, only \$2925, instead of \$6400.

DSk - And as to the second part of the proposal, the sign, it seems to refer to the tenant the Nahant American Legion, not to the historic Lifesaving Station, and that is problematic.

LS - What if the sign acknowledged the role of the Legion in supporting the restoration of the LSS?

DS - The Nahant American Legion donated the proceeds of the sale of its former headquarters to the restoration of the LSS, about \$250,000, and I think there would be no objection to making the subject of the sign the proud role the Legion played in that project funded in part by CPA funds also.

AA (LS concurring) - The lines drawn between CPA allowed expenditures for restoration and maintenance expenses which are not allowed need to be followed carefully.

ML - Move to approve, in spirit, the proposal, solely for the creation of a sign describing the major support of LSS-tenant Nahant American Legion in restoring the LSS.

Y - PS, EG, NC, AA, ML, MM, LS, ES

AB - Along these lines it would be good for signage to be posted publicizing CPC funded activities in general.

LS, EG - Concur.

Discussion of other projects

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

SB - The proposal had not yet been presented to the Conservation Commission or the Open Space and Recreation Committee. It was discussed at the Planning Board meeting with AB, Town Administrator in attendance. Anticipating what AB might say to follow, the PB appreciates that the Town has been effective in dealing with flood related issues in Bear Pond, and has responsibility for meeting immediate concerns, but that

DB - He did not want to either anticipate the result of the study, nor presume the thinking of the BoS, about whether there are more effective, sustainable ways to manage water in the Bear Pond area over the long term, and he hoped the Town Administrator would be open minded on the topic.

MM - Hoped the Town Administrator and BoS would take advantage of the opportunity presented by a study of water management by experts.

DB - Pumps would always be needed in reserve, but a natural drainage system, whatever the flow pattern, might make the need for flood remediation less frequent.

LS - Hoped that the major actors, the Planning Board, Town Administrator would act to keep this proposal active by coming to an agreement within a week for a study of the complementary role of a natural drainage system with remediation practices in the water management of the Bear Pond region. Their report would be need by next meeting, March 29.

ML - So moved.

Y - PS, EG, NC, AA, ML, MM, LS, ES

#4 Nahant Library - comprehensive preservation work, building envelope - HP - CPC: c.\$140K; match: c.\$120K (Friends of Nahant Library: \$60K; State MPPF <\$60K) and  
#8 Greenlawn Cemetery wall repair - HP - CPC \$150K

LS - She and AB have been discussing the proposals for needed restoration to major Town resources as laid out in the Design Associates analysis in 2018 that was the basis for work already done in part at Town Hall, the Library and Ellingwood Chapel, as a basis for a comprehensive program to finish the most important work yet to be done, limiting the number of participating contractors, shortening the time frame, improving quality, and decreasing cost and disruption to Town activities.

AB - The only way to meet the needs of the Library already requested in this year's proposal, Greenlawn Cemetery wall refurbishment, unfinished projects at Town Hall, including \$165K in ADA modifications is a 10-year bond for \$750K. The total cost would be \$842K, with annual retirement starting at \$92K, dropping progressively to \$76K. His advice would be to prioritize the Library work.

LS - Hoped that the CPC would express its support for such a bond.

ML - So moved.

Y - PS, EG, NC, AA, ML, MM, LS, ES

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

AB - He will withdraw the CPA proposal, and recommend the project be reviewed in a broader context by the Open Space and Recreation Committee.

#10 CPC Recommendation, FY2021, not yet approved by Town Meeting:  
Nahant Preservation Trust - \$1.5M bond to fund partial expense of eminent domain action on NEU East Point site

LS - If approved by Town Meeting this spring, the first payment will not be due until FY2023.  
Action items for next meeting, March 29, 2021:

CPC Administrative expense - signs announcing CPC projects

#1 - NNLC needs to amend proposal to clarify use of funds.

#3 - Planning Board and Town Hall need to discuss their differences and agree to coordinate to achieve mutually acceptable goals for the mapping and planning project.

Adjourned, 9:11pm

Minutes submitted for consideration at CPC meeting, March 29, 2021.

Paul Spirn

Nahant CPC, Recording Secretary