MINUTES

Nahant Community Preservation Committee Meeting

October 18, 2021

Virtual: Zoom Meeting ID 818 3277 3702

MEETING OPENED, 7:10pm

CPC in attendance:

Lynne Spencer – LS, Chair, Paul Spirn – PS, Ellen Steeves – ES, Nancy Cantelmo - NC

Public present at start of meeting: Julie Tarmy, Emily Potts

Old Business:

CPC membership and tonight’s attendance [LS]: Mirjana Maksimovic has resigned and will need to be replaced by another member of the Planning Committee. The Chair and the committee thank Mirjana for her knowledgeable contribution to CPC during her years of valuable service. LS will petition the Town Administrator to pursue that replacement and another member at large. Mickey Long has decided to remain on CPC, but along with Ellen Goldberg and Austin Antrim, is not able to attend tonight’s meeting. Since the current membership is 7, a quorum of 4 attending, the meeting can be held.

Meeting minutes:

25 January 2021, 1 March 2021, and 29 March 2021

Moved to accept as emended by NC; seconded by ES

For: Unanimous

New Business:

Chairman’s report on status of ongoing and other approved projects [LS]:

1. Approved at 15 May 2021 Town Meeting, as listed in warrant book

21B. Little League field improvements - Completed

21C. American Legion meeting house sign - Completed.

21D. Flash Road basketball and tennis court renovation (with supplementary funding FY2021) - in process.

Opening ceremony for renovated Spring Road basketball court will be 20 Oct. A member of CPC will attend.

21E. Bond for renovations and repairs to library, Town Hall, and Greenlawn cemetery masonry - First payment disbursed; details of project pending.

21F. Bond for envelope repairs to library - First and second payments disbursed; project Completed.

21G. Ellingwood Chapel repairs - no funds disbursed or improvements made.

21H. Dory Club gangway and davit repairs - will ask Town treasurer if any funds were disbursed; project probably Completed.

21I, J. Nahant Housing Authority improvements to windows and building envelopes 41-53 and 75-77 Spring Road,7-9 Emerald Road, and other properties on Spring and Greystone Roads - will ask Town treasurer what funds have been disbursed; projects underway.

21K. Bailey’s Hill east slope restoration [NC] - no disbursement; project not begun. Open Space Committee will coordinate with DPW so the proposal can be presented to Conservation Committee for approval.

21L. Lowlands ball field improvements - no details of disbursement; project appears to be Completed.

21M. Town Hall ADA modifications - no disbursement as yet; project not begun. LS suggested that the audio quality in main meeting hall is substandard and is worthy of inclusion in this project or a subsequent one. Use of the stage might improve acoustics, but access would require a stage lift. Julie Tarmy suggested that a stage lift might be available from previous installation at Johnson School.

21N. Little Nahant playground - no disbursements or work begun.

21O. Spring Road basketball court - full dibursment. Completed.

1. Prior years

Council on Aging, Town Hall kitchen renovation [Emily Potts] - The CoA has sufficient likelihood of moving to Johnson School to delay expenditure from CPC funded kitchen improvement grant except to repair the floor, and return unused funds. CPC voiced no objection. LS suggested rubber floor tile.

FY2023 Grants [LS]

--Revenue projections [LS]: Based on anticipated revenue generated by 3% property tax surcharge ($258K), with a 60% State match ($155K) or a 50% match ($129) total new funds available will be $413K or $387K. Additional funds are available from the Housing Reserve Fund ($35K) and the General Reserve ($302K); there is no balance in the Open Space Reserve. Although payments of the annual installments for the two active bond obligations will reduce funds available for new projects in FY2023, the Town’s obligations in the East Point acquisition may not be sufficent to require a third bond, and even if bonding is necessary, it is possible that no payment will be due in FY2023.

--Calendar [LS]:

1. Proposals must be in final form to present to FinComm in time to discuss, modify and provide copy to include in the Town Meeting warrant book in the **first week of Apri**l.

2. Due date for project submissions, **28 January 2022**.

3. Public meeting to describe and answer questions about the grant application process, **15 November 2021**.

4. CPC meeting to discuss changes to grant application and online submission process, **1 November 2021**.

5. Notifications--email and hard copy notice to all Nahant organizations with any standing or interest in making a proposal, and a formal notice in the Lynn Item--will be undertaken by Kristin Taylor.

Meeting minutes preparation [PS] - suggested paying from CPC administrative funds to hire professional help to write meeting minutes so that no CPC member is preoccupied with that responsibility instead of participating fully in discussion. LS endorsed the idea and using the funds, and suggested asking the Town Administrator if Kristin Taylor is available.

Affordable housing [LS] - There is a rumor of a 40B housing development in the works for the Bayside property. That underscores the thought that an opportunity for more judicious and effective use of the Coast Guard housing site than what was presented by the Special Commission at Town Meeting last May. Since their work was a proposal and not a binding plan it would be reasonable to consider a workshop to air all considerations and alternative uses.

Next meetings [LS] - suggests hybrid format, Zoom/in person at Nahant Valley Road Community Center. Prerequisite, minor renovations are in process.

Adjournment

Moved by PS; seconded by NC

For: unanimous

8:21PM

Respectfully submitted,

Paul Spirn

Nahant CPC, Recording Secretary

Approved

November 1, 2021