

TOWN OF NAHANT
Advisory and Finance Committee

Members

Robert Vanderslice, Chair
Julie Tarmy, Secretary
Peter Barba
Joy Bartlett
Barbara Beatty
Dan McMackin
Dana Sheehan
Deborah Warren
Judy Zahora

Meeting Minutes Tuesday March 28, 2023, via ZOOM

Members Present: Barba, Beatty, Sheehan, McMackin, Tarmy, Vanderslice, Warren, Zahora (slightly late) Bartlett (slightly late)

Members Absent: None

Others Present: L. Spencer, J. Lewis, N. Cantelmo, M. Capano, A. Antrim, C. Long, S. Bianchi, 617-365-0149. A. Barletta

Meeting Called to Order: 6:35 p.m.

Approve Minutes:

Motion to approve minutes of 3/21/23 by Beatty, seconded by Tarmy. 5 ayes/1 abstain.

Motion to approve minutes of 3/28/23 by McMackin, seconded by Beatty. 6 ayes/1 abstain.

CPC Articles, presented by Lynne Spencer. Brief description of CPC Committee – 7 strong. Looking for more members. Spencer has been on the Committee since the beginning.

- For FY2024 - \$494,279 CPC related costs
- Two current applications have some matching funds
- Total \$501,889 cost based on funds available
- \$278,132 from tax surcharge
- Expecting 85% state match, possibly 100%
- No housing applications this year so \$49K being added to housing reserves
- Total of \$169,664 in general reserves

Ran through all 8 applications, plus three articles concerning payments on existing bonds:

- 9 - \$52,850 on \$350K bond on Town Hall and Greenlawn
- 10 - \$63K on \$500K bond on Library
- 11 - \$50,152 on \$400K bond on Library

Clawbacks not yet completed. Will provide for next meeting. Brief discussion on the wonderful complete year-by-year compiled by CPC (L. Spencer). Barletta stated how invaluable this report is. It will not be in the abbreviated Warrant but will be in the longer version.

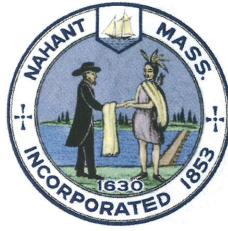
Discussion on approach to new Warrant abbreviated format to be mailed. Longer version will be online with a limited number of printed copies available at designated locations in town.

Committee voted on CPC Articles:

Article 1: Admin Costs - Motion to recommend by Barba, seconded by BB. Unanimous Ayes.

Article 2: Pickle Ball – Motion to recommend by Barba, seconded by Warren. Brief discussion. 8 ayes, 1 nay.

Article 3: School Records/Historical Society – Motion to Recommend by Barba, seconded by Beatty. Unanimous Ayes.



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Article 4: Open Space/Baylie's Hill – Motion to Recommend by Barba, seconded by Beatty. Unanimous Ayes.

Article 5: Open Space/Lodge Park – Motion to Recommend by Barba, seconded by Tarmy. Unanimous Ayes.

Article 6: Town of Nahant/Kelly Green's Trees – Motion to Recommend by Barba, seconded by Zahora. Unanimous Ayes.

Article 7: Town of Nahant/Rights of Way – Motion to Recommend by Sheehan, seconded by Beatty. Unanimous Ayes.

Article 8: Town of Nahant/Records Retention – Motion to Recommend by Barba, seconded by Beatty. Unanimous Ayes.

Article 9: Bond payment/Town Hall/Greenlawn – Motion to Recommend by Barba, seconded by Beatty. Unanimous Ayes.

Article 10: Bond Payment/Library – Motion to Recommend by Sheehan, seconded by Barba. Unanimous Ayes.

Article 11: Second Bond Payment/Library – Motion to Recommend by Sheehan, seconded by Beatty. Unanimous Ayes.

Brief discussion on next meeting, discussion on Short-term rental articles. Putting a term limit on special permits for non-owner occupied units; community impact fee. Difficult at this point to suggest an amendment to STRC by-law due to time constraints and an amendment triggering Planning Board input. Table this discussion until next meeting.

Motion made by Sheehan to definitely discuss the amendment at next meeting, seconded by Beatty. Unanimous Ayes.

Public Forum: Question from M. Capano about Community Impact (CI) fee distinguishing between Short-Term Rentals and Long-Term rentals. 35% of CI fee can be used for affordable housing and infrastructure. How will this be tracked? Barletta said it only affected STR.

Motion to adjourn by Zahora, seconded by Beatty. Unanimous Ayes
Meeting adjourned at 8:46 p.m.

Submitted and approved on April 11, 2023
Respectfully submitted to Town Clerk by Tarmy on April 21, 2023