

**Town of Nahant Community
Preservation Committee
Meeting Minutes
February 12, 2024, at 7:00 pm via Zoom
Lynne Spencer: Chair
Paul Spirn: Secretary**

Attendance: All Remote

Community Preservation Committee (CPC) members in attendance:

Lynne Spencer (LS), chair
Paul Spirn (PS)
Ellen Goldberg (EG)
Nancy Cantelmo (NC)
David Wilson (DW)
James (Jimmy) Dolan (JD)
Austin Antrim (AA)

Absent:

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Lynne Spencer called the meeting to order at 7:00 pm on Monday, February 12, 2024, via Zoom

Agenda Items:

1. **Minutes:** Meeting minutes for 2.5 pending.
2. **Review and discussion of the scheduled applications:** Housing Development Location Study; Nahant 1st in Tennis; Bailey's Hill, Phase 3; Bailey's Hill Gazebo
3. **Housing Development Location Study:** submitted by Town of Nahant, Tony Barletta, and Housing Production Plan Committee, Michelle Capano, Chair. Highlights include:
 - Grant request of \$60,000 to hire a qualified architectural firm to development design guidelines for select potential site(s) for affordable housing per the Housing Production Plan, now in its penultimate review stage prior to formal review by the Board of Selectmen and the Planning Board.
 - Tony consulted with Ross Speer of Davis Square Architects for the fee budget.
 - This will be process framed by the findings of the Housing Production Plan with substantial community engagement.
 - Tony and Michele each spoke about the yearlong process of the Housing Production plan Committee with the consultants. Highlights include:
 - Nahant does not currently provide adequate opportunities for housing for all ages, nor does it offer a variety of types, i.e. single family, multi-family units.
 - The risk of not complying with state mandates for affordable housing (10% of the housing stock must be affordable), and the MBTA 3-A requirement for multifamily density in proximity to public transportation are considerable. For the former, risk of unfriendly 40B development which allows density and height without regards to current zoning; and for the latter, loss of state funding if not in compliance with 3-A
 - Statistically, some 60% of Nahant households could qualify for affordable housing based on income levels. The average sale price of a private house in Nahant is \$950,000.
 - Continuing communication on the pros and cons of affordable housing is necessary to overcome misunderstandings and biases.

- A real concern is how affordable housing can address the needs of those living in Nahant, or the children of residents who wish to return to Nahant. The selection aspect of who qualifies and can secure affordable housing is a real concern.
- An important goal of the Housing Production Plan is filing with the state and meeting the requirement for acceptance by the state, which provides a 'breather' time for protection against unfriendly 40B developments.
- The genesis for this application is to take the next steps, getting into specifics on selected high potential site(s) for character, density, pedestrian and vehicular circulation – in short, providing design guidelines involving a community engagement process.
- This grant application is # 1 of the Town of Nahant grant priorities.
- Committee discussion included –
 - Assurance that the grant met CPA allowable funding criteria. It does.
 - Agreement that putting 'meat on the bones' of the Housing Production Study is a good idea. But do we need more planning prior to going to an architect?
 - Concern that the Housing Production Plan needs to get to its end with acceptance by the Board of Selectmen and Planning Board. Michelle responded that this is expected by the end of March.
 - Concern about the involvement of the Housing Authority. At this time, the Housing Authority is not expected to be involved according to Tony.
 - The concept of a Housing Trust has been raised but no definitive recommendations are on the table.
 - The question of the existing Community Housing reserve was raised. Currently, there is \$53,098 in the housing reserve. There is \$169,664 in the general reserve.

4. Nahant 1st in Tennis:

- Peter Foukal described the grant application, which applied for \$1880 to be matched for a \$3,000 total budget for an event including period recreation of the historic 1884 tennis match, the first played in the United States. To include a lecture and refreshments – truly a celebration of Nahant being the first!
- Discussion of eligibility by the CPA allowable costs concluded that this was not eligible for CPA support.
- That notwithstanding, enthusiasm for the project led to suggestion that support by the Nahant Cultural Council was strongly encouraged.

5. Bailey's Hill, Phase 3:

- Trish Aldridge, chair, Open Space & Recreation, discussed the grant application for \$81,514, with \$3000 being contributed by SWIM, resulting in total project cost of \$84,514.
- This is the third phase of the Bailey's Hill reclamation which builds on experience gain the phase 1 and 2.
- Consists of three parts:
 - Preparation of a management plan for \$5,689. Similar to what was produced for Lodge Park. Sets goals, standards, processes.
 - Invasives removal using the Forest Mower, spring and summer treatments for \$60,255.
 - Planting native plants for \$20,325.
- Concerns for maintenance and watering were discussed.
- Strong involvement and support for this by the DPM.
- Possibility of volunteer 'work' corps to maintain the reclamation.

6. Bailey's Hill Gazebo:

- Tony reported that a new roof is needed along with miscellaneous repairs for estimated cost of \$30,000 based on recommendations of Wayne Wilson, Building Inspector.
- In 2005 \$18,000 of repairs was funded by a CPA grant.

7. Other:

- The Town Warrant deadline is April 19 by which time consultation with FinCom and Board of Selectmen is needed.

8. Next meeting grant reviews for 2.19:

- Boulder Scramble at Forest Garden, Johnson School

- Heritage Trail at Goddard Drive

9. Minutes for 2.5 and 2.12 prepared by Lynne Spencer.

10. Next meeting: Monday, February 19, 7:00, virtual.

Meeting adjourned at 8:45 pm on 2.12.24

Respectfully submitted as approved at **February 19, 2024** Meeting

By **Paul Spirn**.