

**Town of Nahant Community  
Preservation Committee  
Meeting Minutes  
February 19, 2024, at 7:00 pm via Zoom  
Lynne Spencer: Chair  
Paul Spirn: Clerk**

**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)

Austin Antrim (AA)

**Absent:**

James (Jimmy) Dolan (JD)

***Lynne Spencer called the meeting to order at 7:00 pm on Monday, February 19, 2024, via Zoom***

**Agenda Items:**

1. **Minutes:** Meeting minutes for 2.12 reviewed and approved as written.  
**Motion:** by Paul Spirn with second by Nancy Cantelmo to accept as written – unanimous.
2. **Review and discussion of the scheduled applications:** Boulder Scramble, Nahant Cyber, Housing Development Location Study.
3. **Boulder Scramble in Forest Playground:** submitted by Johnson School with the Nahant Garden Club, with Kevin Andrews, Principal, Johnson School in attendance. Highlights include:
  - Grant request of \$15,606 with match of 822 for total project cost of \$16,248. The grant was prepared in collaboration with Ellen Antrim and Diana Brandi of the Garden Club.
  - Concept is to create a naturalistic way to access the slope without traditional steps, like what is used on hiking trails to avoid erosion.
  - This will be enjoyed by all grade levels.
  - A playground inspector is involved to assure that safety is part of the design and installation.
  - The kiosk will be designed to include changing information, including reference to the Heritage Trail.
  - Kevin also reinforced his endorsement of reallocating the prior CPA grant of \$11,000 for the design of the Heritage Trail though the Flash Road Recreation Area to the Flash Road Recreation Area master plan now under review by the Committee.
4. **Nahant Cyber Proposal,** submitted by Gary Deines, private citizen:
  - Grant request of \$50,000 for 2 years of consulting fee by Gary Deines to develop this program, “Making Nahant the cyber worker capital of the world.” This would be for training in cyber technology.
  - Gary presented his thinking as captured below from a recent email:
  - “Nahant Cyber is the next evolutionary step in our community development and preservation actions. It universally aids all physical community projects. It is community infrastructure. Nahant has been the leader in the past and should be so now.”
  - “Once you get the vision, the rest is easy. The Hardware, Software, and Nahant citizen Mindware (HSM) already exist; it is well developed. What is needed is (1) the vision and (2) the Nahant Cyber Czar to lead, coordinate, educate, and securely tool the team. They then lead their selected part of our community using

the standard technology. It's an aligned, systemic, universal approach. One hardware/software system serves the cyber mindware needs of us all."

- "The problem with our country today is disintegration. We have become distracted by shiny and untrue things. By not being aligned in community, by not now web-automating our true voices, conversations, and collective actions using the best technology standards, we are wasting a great deal of time, money, and the community development and preservation of our intellectual resources. Look around, "Community" in the USA is now in a bit of a decay. Cyber, done right, can turn that tide."
- "Nahant Cyber becomes our "HSM linked system" as our community technology standards. Individuals are supported by their community group. It can apply to any physical thing people choose to do in Nahant. That one standardization, the Nahant Cyber HSM methods and web toolset, co-ordinates and empowers our community to the next level of being."
- "We become more of a community; a modern community for the 21st Century."
- The chart on allowable CPA projects was shared with Gary, who is eager to demonstrate why his proposal meets CPA grant requirements. <https://www.communitypreservation.org/allowable-uses>
- While the committee shares a consensus that Nahant Cyber is not allowable according to the CPA allowable uses, Lynne will consult with Stuart Saginor, Community Preservation Coalition.

**5. Housing Development Location Study:** Application by the Town of Nahant with the Housing Production Planning Committee. Tony Barletta with Michele Capano in attendance.

- Grant request for \$60,000 to develop design guidelines for a specific site on property owned by the Town of Nahant.
- Important continuation of the recommendations of the Housing Production Plan in penultimate draft soon to be reviewed by the Board of Selectmen and Planning Board.

**6. Deadlines:**

- For the Town Warrant, need all recommendations for Warrant articles in final form by April 19.
- FinCom and the Board of Selectmen will need to review CPA recommendations by the end of March.

**7. Next meeting grant reviews for 2.26:**

**8. Minutes for 2.19 prepared by Lynne Spencer.**

**9. Next meeting:** Monday, February 26, 7:00, virtual.

***Meeting adjourned at 8:30 pm on 2.19.24***

Respectfully submitted as approved at **11March2024** Meeting

By **Paul Spirn**.