

TOWN OF NAHANT

ANNUAL TOWN MEETING

Held: Saturday, May 20, 2023



SUSAN M. LOBIE, CET  
OFFICE SOLUTIONS PLUS  
15 Marion Road, Salem, MA 01970  
(617) 471-3510  
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**TOWN OF NAHANT - ANNUAL TOWN MEETING**  
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COMMONWEALTH OF MASSACHUSETTS

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1 NAHANT ANNUAL TOWN MEETING  
2 Saturday, May 20, 2023  
3  
4 TOWN MODERATOR: A quorum having been reached the  
5 meeting is called to order.  
6 The first item of business will be the Pledge of  
7 Allegiance to the flag, lead today by Maeve Nugent of  
8 the U.S. Girl Scouts and she's flanked by a Color Guard  
9 of Jeannie Fiore, Esther Johnson, and Anna Manzano from  
10 the American Legion Auxiliary.  
11 Thank you, Maeve.  
12 (Pledge of Allegiance Recited)  
13 TOWN MODERATOR: Thank you, Maeve.  
14 (Applause)  
15  
16 CITIZEN OF THE YEAR AWARD  
17  
18 TOWN MODERATOR: So, every year, I award a Citizen  
19 of the Year Award and we have a plaque that will sit  
20 out in the hallway there with 31 such awards over the  
21 years. What a wonderful array of citizens we have in  
22 this town.  
23 And this year's recipient is no exception. She  
24 is a very unique person with a rare personality who

1 just -- everything she touches just almost, as magic  
2 run off on it, walk-off on it something.  
3 And she actually worked here in the Town Hall  
4 for a number of years, and while she was here, it was  
5 easiest to do business and everything was done with  
6 a light heart and it was a delight.  
7 But her job didn't stop when the time clock clicked  
8 off. She actually was very involved in many things  
9 in the town.  
10 I can remember well she was very, very involved  
11 in the Memorial Day Parade, especially the year that  
12 we switched the direction in which we ran it. She put  
13 a tremendous amount of work in and made things happen  
14 that we didn't think could happen.  
15 She also was instrumental in re-instituting the  
16 Hoopa Nickel Race and worked very hard to get that  
17 going.  
18 This year's recipient of the Citizen of the Year  
19 Award, long deserved, is Bobbie Jo Blair.  
20 (Applause)  
21 TOWN MODERATOR: I don't think she's here. Thank  
22 you very much.  
23 So, the Board of Selectmen will announce that  
24 Charles Kelly scholarship award.

1 CHARLES KELLEY AWARD  
2  
3 MR. CULLINAN: Triple Wall for 2023, the Charles  
4 Kelly Scholarship was awarded every year to a Nahant  
5 resident school resident who is accepted to a two or  
6 four year accredited college.  
7 The applicants are asked to write a short essay  
8 on what community services mean to them. Community  
9 service was instilled in this year's recipient at a  
10 very young age, as her parents taught her that community  
11 service is anywhere you want it to be, whether it is in  
12 town or not.  
13 She is a girl -- she has been a Girl Scout since  
14 she's at the age of five, and has participated in  
15 clothing, food, and toy drives, and donated her time  
16 to the local food kitchens.  
17 She also is a volunteer of the Boba's Soccer Program  
18 which pairs special needs children with a high school  
19 student. They teach the student -- excuse me -- they  
20 teach the children the rules of the game and soccer  
21 skills, but most importantly, they create a bond that  
22 truly impacts both of their lives.  
23 She has also enjoyed volunteering locally with  
24 the PTO Christmas Tree Sales, Junior Garden Club, and

1 many fundraisers throughout the year.  
2 I just want to let you know that we read these  
3 essays anonymously, we don't know who they are, and  
4 we -- and three members of the Board vote on this.  
5 So, without further ado, we are happy to announce  
6 that this year's recipient for the Charles Kelly  
7 scholarship is Mia Raffaele.  
8 (Applause)  
9 MR. CULLINAN: Mia is a graduate of Swampscott  
10 High and will be attending Byant College in the fall.  
11  
12 AMERICAN LEGION AWARDS  
13  
14 TOWN MODERATOR: Thank you. We also have a number  
15 of scholarships to be presented by the American Legion,  
16 and so we have some wonderful representatives of the  
17 Legion that are here to award those scholarships, but  
18 they have to come up and do it, please.  
19 There he is.  
20 MR. MCMACKIN: Thank you, Dave. Can I get Dana  
21 Sheehan, Jeanne Fiore, and Molly Conlin to join me with  
22 this activity.  
23 Thank you all for being here. We are blessed to  
24 have some outstanding students that come up through

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1 Nahant and move on in life. These are good students  
2 who will be leaving high school and moving onto their  
3 colleges and universities.

4 The American Legion Auxiliary has taken the  
5 initiative to support these students with scholarships.  
6 They're challenged to write an essay, and this year's  
7 essay was to be referring back to JFK's words, "Ask not  
8 what you can do for your country -- ask not what your  
9 country can do for you, ask what you can do for your  
10 country.

11 (Laughter)

12 MR. MCMACKIN: It's one or the other. Anyway,  
13 these kids sat down and thought about what it meant,  
14 and I think we all think about what it means to be a  
15 citizen.

16 So, as individuals we would have -- we'd live  
17 in tribes, we'd live in groups, we'd quarrel and fight  
18 with adjacent small groups.

19 As citizens, we band together and we can accomplish  
20 great things, whether it's the Space Program, whether  
21 it's town government, whether it's a secure place to  
22 live, our Police Department, our Fire Department, our  
23 military, the people who keep us safe.

24 By having organizations and civilizations where

1 we are able as citizens to create this infrastructure,  
2 it allows us to prevail, it allows us to be safe, and  
3 it allows us to have future generations of human beings  
4 who move on.

5 That's what it is to be a citizen, and these are  
6 indeed outstanding citizens that have been able to  
7 capture this general thought as spark plugged by John  
8 Fitzgerald Kennedy's words.

9 So, I'm going to ask Jeanne Fiore to make her  
10 presentation and then continue on.

11 MS. FIORE: So, the American Legion Auxiliary  
12 is very happy to award Mia Alexis Schena the award for  
13 the outstanding essay and community service and being  
14 a great citizen.

15 And I do recall during the Wall That Heals assembly  
16 being very nervous watching Mia go up with panels in  
17 her hands, and very bravely, in flip-flops. It was such  
18 a memory, but that's just one of her little -- or major  
19 accomplishments is to the community.

20 Thank you, Mia.

21 (Applause)

22 MS. FIORE: I also want to say that she is going  
23 to Curry College, and will be studying nursing, which  
24 we so desperately need.

1 MR. MCMACKIN: Next is Anna Manzano. Everyone  
2 knows Anna.

3 MS. MANZANO: As a part of the American Legion,  
4 we had two scholarships to present this year, and it  
5 was very tough making decisions on them, but we had  
6 a number of candidates that did a very excellent job  
7 in the essay so we would like to present those.

8 The first one goes to Colby Godwin, who is --  
9 (Applause)

10 MS. MANZANO: Colby will be studying engineering  
11 and I'm sure he has a great future.

12 (Applause)

13 MR. MCMACKIN: And Dana Sheehan.

14 MR. SHEEHAN: Thank you. You know, as a committee  
15 the American Legion and the Auxiliary got together with  
16 our scholarship committee and we had to evaluate all  
17 the applications and come up with two, but we failed.

18 We could not eliminate anybody. We only got three  
19 applications we decided to fund them all as scholarships  
20 and it was it was a great -- a great experience to  
21 not eliminate anybody and to fund them all.

22 So, next year, make sure, you know, you guys put  
23 your applications in, you might get funded.

24 So, this scholarship goes to Ethan Angersbach.

1 (Applause)

2 MR. MCMACKIN: Congratulations to all our scholarship  
3 recipients. Godspeed, good luck, and we appreciate your  
4 efforts, and you're off to a great start. Thank you.

5 (Applause)

6  
7 CALL OF THE MEETING

8  
9 TOWN MODERATOR: Now, to get down a little business.  
10 Our esteemed Town Clerk, Diane Savage Dunfee, will read  
11 the return of service on the warrant.

12 MS. DUNFEE: "On the day written above, which was  
13 May 5th, 2023, I have served this warrant by posting  
14 attested printed copies thereof at the Town Hall and  
15 such other places the Selectmen deem appropriate, but  
16 not less than three in each precinct at the Nahant  
17 Police Station, Nahant Fire Station, and the Nahant  
18 Public Library. Signed by Chief Timothy Furlong,  
19 Nahant Police."

20 TOWN MODERATOR: Thank you. That means we're  
21 legitimate, ladies and gentlemen, that's a good thing.  
22 That's a good thing.

23 Let me just review who are here who are not Town  
24 voting citizens.

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1 So, I've got Tony Barletta, Mark Reich, Alison  
2 Nieto, Chief Tim Furlong, Jessica Mancini, who is our  
3 -- who you'll be hearing from very soon. She's the  
4 operator of our voting machines, Tony Pierantozzi, our  
5 supervisor, and that I think is it. Is there anyone  
6 else who is not a registered voter?  
7 (No affirmative responses)  
8 TOWN MODERATOR: Very good. Very good.  
9 Okay. So, the first thing we're going to do is  
10 we're going to do some practice voting. These voting  
11 machines may be a little different than what you've  
12 used in the past, and I'm I'm going to turn it over  
13 to Jessica Mancini to lead us through just a couple  
14 of votes so you can see how to operate the machines,  
15 Do you have a mike? You do.  
16 MS. MANCINI: I do. Thank you, Mr. Moderator.  
17 I'm over here in the corner if anybody's looking  
18 for the floating voice.  
19 So, I'm going to go ahead and take you through  
20 a couple of voting questions with the hard-hitting  
21 information that we need to continue this meeting,  
22 but first, I'm going to go over the instructions.  
23 The first is that you're going to press 1A to  
24 vote yes on questions; you're going to press 2B to

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1 vote no. You'll be able to vote once you see the  
2 voting slide until the end of the 10-second timer.  
3 Going forward, I've added on to the voting slides  
4 that little icon in the lower corner that looks like  
5 the clicker that you have in your hands.  
6 As I said, you will see a green light on your  
7 device to indicate your vote has been received. You're  
8 also going to see that your choice is displayed on that  
9 teeny little screen that is on your clicker.  
10 So, I'm going to go ahead and move to some test  
11 questions and we'll give it a try. Okay. So, here's  
12 our first test question.  
13 It's a great day for a town meeting. Press one  
14 for yes, two for no, you can vote now, and now I'm going  
15 to start the 10-second timer.  
16 TOWN MODERATOR: Yes, it is.  
17 MS. MANCINI: Yes, it is. Okay. And I told you,  
18 these are some seriously hard-hitting questions.  
19 Our next question, isn't Mr. Moderator's tie  
20 snazzy?  
21 Press 1A for yes, or 2B for also yes it's a bit  
22 of a trick question because it's a really snazzy tie.  
23 TOWN MODERATOR: Thanks. It's fixed, I like it.  
24 MS. MANCINI: Everybody likes the tie, amazing.

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1 (Laughter)  
2 TOWN MODERATOR: Tell me that wasn't worked out.  
3 That's great. Thank you very much.  
4 MS. MANCINI: Am I --  
5 TOWN MODERATOR: Are there any questions?  
6 Yes, sir?  
7 MALE SPEAKER: I have no way of knowing the  
8 (Inaudible, low audio)  
9 MS. MANCINI: You're unable to see the -- it's  
10 up; okay.  
11 MALE SPEAKER: (Inaudible, low audio)  
12 MS. MANCINI: It should --  
13 TOWN MODERATOR: Maybe we should get him another --  
14 MALE SPEAKER: (Inaudible, low audio)  
15 MS. MANCINI: It will not stay on. It'll flash,  
16 but I can get you another keypad or I can check that  
17 one out if you would like?  
18 MALE SPEAKER: (Inaudible, low audio)  
19 TOWN MODERATOR: Good. Every vote counts. We want  
20 to take the time and get this right.  
21 (Pause)  
22 TOWN MODERATOR: Great. All right. We will begin  
23 the meeting and Julie Tarmy will read the Annual  
24 Resolution.

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1 ANNUAL RESOLUTION  
2  
3 MS. TARMY: I move that the Town adopt the  
4 following resolution.  
5 Resolved, that the Town adopt the following rule  
6 governing motions and amendments made during the 2023  
7 Annual Town Meeting.  
8 Whereas without an override the amount to be raised  
9 by taxation as recommended by the Advisory and Finance  
10 Committee is expected to be \$12,358,920 for fiscal  
11 year 2024, and whereas Proposition 2« makes it unlawful  
12 for the Town to levy taxes in excess of \$12,358,920 for  
13 the fiscal year 2024 without a vote to override the  
14 limit.  
15 Therefore, in order to ensure compliance with the  
16 levy limit imposed by Proposition 2«, the participants  
17 of the 2023 Annual Town Meeting shall require that  
18 anyone introducing a motion at this meeting which would  
19 result in increasing an appropriation above the amount  
20 permissible under the levy limit proposed by Proposition  
21 2« be obliged to specify the alternative means of funding  
22 by giving names of other articles or accounts, excluding  
23 the reserve fund, employee benefits, debt service, OPEB  
24 Trust Fund, and Stabilization Fund, and the amount by

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1 which the appropriated or recommended amount for such  
2 account or articles must be reduced in order to fund  
3 the requested increase.  
4 MS. WARREN: Seconded.  
5 TOWN MODERATOR: Seconded by Ms. Warren.  
6 Further discussion on the annual resolution?  
7 Seeing and hearing none, let's vote.  
8 Those in favor, vote "Yes," and those opposed,  
9 vote, "No."  
10 (Voting Commenced)  
11 TOWN MODERATOR: The motion carries by a lot,  
12 which is good.  
13 Article 1, Mr. Barba.  
14  
15 ARTICLE NUMBER 1  
16  
17 MR. BARBA: I move the following sums are hereby  
18 appropriated for the fiscal year 2023 expenses, as  
19 follows; \$4,000 for the treasurer salaries to be  
20 transferred from treasurer expenses.  
21 MR. VANDERSLICE: Seconded.  
22 TOWN MODERATOR: Seconded by Mr Vanderslice.  
23 Further discussion on the motion?  
24 Seeing and hearing none, those in favor please

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1 vote, "Yes," those opposed, "No."  
2 (Voting Commenced)  
3 TOWN MODERATOR: The motion carries.  
4 Article 2, Mr. Vanderslice.  
5 Now, before Mr. Vanderslice makes his pitch,  
6 I would like to have everyone in the room stand up.  
7 Please stand up.  
8 ATTENDEES: (Stand up)  
9 TOWN MODERATOR: And please give Mr. Vanderslice  
10 a rousing round of applause. It turns out this is  
11 Bob Vanderslice's 35th year on the Finance and Advisory  
12 Committee. Can you imagine what he has had to do?  
13 (Applause)  
14 TOWN MODERATOR: Fantastic. Fantastic, Bob.  
15 Thank you from the bottom of the heart of the  
16 Town for what you've done.  
17 MR. VANDERSLICE: So, thank you. And thank you  
18 to generations of Finance Committees, as well.  
19 TOWN MODERATOR: For sure.  
20  
21 ARTICLE NUMBER 2  
22  
23 MR. VANDERSLICE: Let's see. Article 2, I move  
24 that the sum of \$91,461.60 is hereby appropriated for

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1 the fiscal year 2023 snow and ice account.  
2 To meet this appropriation, transfer from the  
3 following fiscal year 2023 accounts, \$70,000 from  
4 the reserve fund, and \$21,461.60 from the Insurance  
5 Committee Expense Account.  
6 MR. MCMACKIN: Seconded.  
7 TOWN MODERATOR: Seconded by Mr. McMackin.  
8 Further discussion on the motion?  
9 Seeing and hearing none, those in favor, vote,  
10 "Yes," those opposed, "No."  
11 (Voting Commenced)  
12 TOWN MODERATOR: The motion carries.  
13 Article 3. Yes, sir?  
14 MALE VOICE: (Inaudible, low audio)  
15 TOWN MODERATOR: It didn't work?  
16 MALE VOICE: (Inaudible, low audio)  
17 TOWN MODERATOR: How do you know? You voted  
18 against it? Is that what you're saying, Gene?  
19 MALE VOICE: (Inaudible, low audio)  
20 TOWN MODERATOR: What happened here?  
21 MALE VOICE: (Inaudible, low audio)  
22 TOWN MODERATOR: All right. Hang on a second.  
23 Any time anybody else's doesn't work, we want you  
24 to vote every time, so don't hesitate to let us know.

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1 Yes, sir. Article 3, Mr. Barba.  
2  
3 ARTICLE NUMBER 3  
4  
5 MR. BARBA: I move that this article be indefinitely  
6 postponed as there are currently no prior year bills.  
7 TOWN MODERATOR: You know, we thought about just  
8 not even raising it, but I think it's a great testament  
9 to our Town government that we got through the year  
10 without any at all old bills.  
11 (Applause)  
12 TOWN MODERATOR: Mr. Vanderslice?  
13 MALE VOICE: (Inaudible, low audio)  
14 TOWN MODERATOR: Okay. Anybody against indefinitely  
15 postponing?  
16 All right. We'll move onto Article 4.  
17 Thank you.  
18  
19 ARTICLE NUMBER 4  
20  
21 MR. VANDERSLICE: Article 4, I move that Article  
22 13, Section 5, Subsection B of the bylaws is amended  
23 for the fiscal year beginning July 1st, 2023 by replacing  
24 the existing section as shown in the report and

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1 recommendations of the Advisory and Finance Committee  
2 on pages 8 and 10.  
3 So, just a brief word of explanation. This article,  
4 Article 4, and Article 5 which follows, are where we  
5 establish how much we will pay the various Town employees  
6 and officials.  
7 TOWN MODERATOR: By the way there was a second  
8 by Ms. Zahora.  
9 MR. VANDERSLICE: Oh, I'm sorry. I forgot all  
10 about that.  
11 And they are actually funded, or we authorize the  
12 expending of the funds in the omnibus article which is  
13 coming up later.  
14 TOWN MODERATOR: Okay. Further discussion on the  
15 motion?  
16 Seeing and hearing none, those in favor signify  
17 by saying I -- or by the voting, "Yes," excuse me.  
18 Regressing here. And those opposed, "No."  
19 (Voting Commenced)  
20 TOWN MODERATOR: What's up?  
21 MALE VOICE: (Inaudible, low audio)  
22 TOWN MODERATOR: Mm-hmm.  
23 MS. MANCINI: So, I just wanted to make sure that  
24 the (Inaudible, low audio) are recognized.

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1 TOWN MODERATOR: Okay, yeah. You see the 10-second  
2 timer going, the vote on the presenting pending motion  
3 has to got be voted within that time period, or the  
4 article -- the motion carries.  
5 Article 6?  
6 MR. VANDERSLICE: 5.  
7 TOWN MODERATOR: 5? Okay.  
8  
9 ARTICLE NUMBER 5  
10  
11 MR. VANDERSLICE: Okay. So, this is Article 5.  
12 I move that the salaries of the following elected  
13 officials are fixed for the fiscal year beginning  
14 July 1st, 2023.  
15 Selectmen at the annual salary of \$1, Constable  
16 at the annual salary of \$50, Assessors at the annual  
17 salary of \$1, Town Clerk at the annual salary of \$64,417.  
18 MR. BARBA: Seconded.  
19 TOWN MODERATOR: Seconded by Mr. Barba.  
20 Further discussion on the motion?  
21 Seeing and hearing none; those in favor, vote,  
22 "Yes," those opposed, vote, "No."  
23 (Voting Commenced)  
24 TOWN MODERATOR: The motion carries.

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1 Article 6, Ms. Zahora?  
2  
3 ARTICLE NUMBER 6  
4  
5 MS. ZAHORA: Okie-dokie. Thank you. This is  
6 a long one. Everybody, you know, sit back.  
7 I move that the Town transfer the sum of \$717,935  
8 from pre-cash; \$60,000 from the overlay surplus; and  
9 raise and appropriate the following sums following sums  
10 of money for the fiscal year beginning July 1st 2023.  
11 TOWN MODERATOR: Judy, just before you go, let  
12 me just review. Most of the folks here have been here  
13 many times, so it's the kind of tedious, but we will  
14 go through many different expenses here, and if there  
15 are questions that you have as to any one of those  
16 expenses, shout out "pass," and we'll note that and  
17 go back to it if there's an issue with it.  
18 Most of these things, there are no issues with  
19 regard to it, but if you have an issue with it shout  
20 out "pass," and then before we go on to the next one,  
21 and then we'll note those passes and we'll come back  
22 and talk about those to find out what the issues are.  
23 All right. Thank you.  
24 MS. ZAHORA: Thank you. All right. These are

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1 all in dollars, so I'll read it that way.  
2 So, the Moderator general expenses \$60; Selectmen,  
3 wages and salaries \$3; general expenses, \$169,400;  
4 Public health, salaries/wages, \$98,046; general expenses,  
5 \$20,000; Town Administrator, salary and wages, \$247,705;  
6 ADA Coordinator, \$500; general expenses, \$42,650.  
7 Capital Outlay, \$2,000, of which \$2,000 is funded  
8 from free cash. Finance Committee, general expenses,  
9 \$10,175. Town Accountant, salaries and wages, \$182,338;  
10 general expenses \$9,717. Assessors; salaries and wages,  
11 \$111,516; general expenses, \$61,575.  
12 Treasurer/Collector, salaries and wages, \$134,924;  
13 general expenses, \$64,573; Capital Outlay, \$1,400, of  
14 which \$1,400 is funded from free cash. Town Council,  
15 annual fees, \$75,000. Town Hall, salaries and wages,  
16 \$333,254.  
17 MALE VOICE: (Inaudible, low audio)  
18 MS. ZAHORA: Did I say that?  
19 \$33,254, salaries and wages; general expenses,  
20 \$59,410; Capital Outlay \$15,000, of which \$15,000 is  
21 funded from free cash. Data Processing, salaries and  
22 wages and general expenses, \$213,000.  
23 Town Clerk, salaries and wages, \$73,705; general  
24 expenses \$15,800; Capital Outlay \$1,400, of which \$1,400

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1 is funded from free cash.  
2 Election Registration; salary, wages, general  
3 expenses; \$17,060. Conservation Commission, general  
4 expenses, \$1,260. Planning Board, general expenses,  
5 \$2,650. Zoning Board of Appeals, general expenses,  
6 \$2,900.  
7 Police Department, salaries and wages, \$1,468,966;  
8 general expenses, \$200,104. Capital Outlay, \$80,000,  
9 of which \$80,000 is funded from free cash.  
10 Fire Department, salaries and wages; \$1,090,163;  
11 general expenses, \$202,137. Capital Outlay \$25,000,  
12 of which \$25,000 is funded from free cash.  
13 Inspection Services Department, salaries, wages,  
14 and general expenses, \$56,492. Building Inspection,  
15 salaries and wages, \$19,242; general expenses, \$7,700.  
16 Plumbing/Gas Inspections, salaries and wages, \$7,363;  
17 general expenses, \$950. Wiring inspections, salaries  
18 and wages, \$7,600 -- no, that's not true. \$7,363;  
19 general expenses \$950.  
20 I try not to make up the numbers as I go.  
21 (Laughter)  
22 MS. ZAHORA: Emergency Management, salary and  
23 wages \$17,600; general expenses, \$7,000. Capital Outlay,  
24 \$15,000 of which \$15,000 is funded from free cash.

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1 Animal Control, salaries and wages, \$10,646;  
2 general expenses, \$4,003. Parking Clerk, salaries  
3 and wages, \$6,750; general expenses \$14,985. Harbor  
4 Master, salaries and wages, \$3,546; general expenses,  
5 \$9,843. Work vendors, salaries and wages, \$2,073;  
6 general expenses, \$3,127.  
7 School Department, salaries, wages, and general  
8 expenses, \$4,072,461, Transportation, \$285,488, Debt  
9 Service, \$329,600.  
10 Essex North Shore Agricultural and Technical  
11 School Assessment, \$194,226, of which \$55,149 is  
12 funded from free cash.  
13 Public Works Department, includes Public Works  
14 Administration, Highway and Streets, Beaches and Parks,  
15 Cemetery, and overhead, salaries and wages, \$248,741;  
16 general expenses, \$254,823. Capital Outlay \$97,750.  
17 Debt Service, \$71,312, of which \$169,062 is funded  
18 from free cash. Public Works, Snow and Ice, \$30,000.  
19 Council on Aging, salary and wages, \$52,795; general  
20 expenses, \$16,756. Veteran's Agent, salary and wages,  
21 \$8,789; general expenses, \$33,550.  
22 Library, salaries and wages, \$191,297; general  
23 expenses \$71,316.  
24 Recreation General, salaries, wages, and general

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1 expenses, \$3,296, Recreation Sailing, salaries, wages,  
2 and general expenses, \$6,099. Recreation Tennis,  
3 salaries, wages, and general expenses, \$3,011.  
4 Memorial Day Committee, general expenses, \$8,000.  
5 Fourth of July Committee, general expenses, \$10,000.  
6 Beautification Committee, general expenses, \$2,150.  
7 General Debt Service, principal and interest,  
8 \$277,744, of which \$353,924 are funded from free cash  
9 and \$60,000 is funded from overlay surplus.  
10 Unemployment Compensation, Life Insurance, Health  
11 Insurance, Medicare Tax, Essex Regional Retirement  
12 Board Pension and Annuity Expenses, \$2,144,305.  
13 Insurance Committee, general expenses, \$331,277.  
14 Retirement Account, \$50,000. Reserve Fund, general  
15 reserve \$200,000. Utility reserve, \$25,000.  
16 MS. TARMY: Seconded.  
17 TOWN MODERATOR: Seconded by Ms. Tarmy.  
18 Thank you.  
19 Judith, fantastic job by reading that, it's a  
20 mouthful for sure.  
21 Further discussion? We had no passes that I heard.  
22 Do we have further discussion on the motion?  
23 MS. HAMBLETON: Pass. Sheila Hambleton, Town  
24 Assessor. I think at the very beginning, Judith, you

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1 did read that overlay was \$60,000, but I believe that  
2 it should have been \$48,547.91.  
3 MS. ZAHORA: I'm sorry. Where are you?  
4 MS. HAMBLETON: At the very beginning, sorry.  
5 When you were reading where money was coming  
6 from, you did mention overlay.  
7 MS. ZAHORA: (Inaudible, low audio)  
8 MS. HAMBLETON: Correct. We only release --  
9 the Board of Assessors released \$48,547.91.  
10 MS. ZAHORA: (Inaudible, low audio)  
11 MS. HAMBLETON: I said, \$48,547.91.  
12 TOWN MODERATOR: Okay. Instead of \$60,000?  
13 MS. HAMBLETON: Correct.  
14 TOWN MODERATOR: Thank you very much.  
15 MS. HAMBLETON: Thank you.  
16 TOWN MODERATOR: Further corrections or comments?  
17 MALE VOICE: (Inaudible, low audio)  
18 TOWN MODERATOR: We have a second going here.  
19 MR. BARLETTA: Point of Order. So, that amends  
20 the current motion?  
21 TOWN MODERATOR: No. Actually, the figure that  
22 was quoted, I believe, is just on an introductory  
23 statement as to where the general money was coming from,  
24 so I don't know that they changed the amount.



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1 MS. ZAHORA: Okay. How about this? So, I stand  
2 corrected and we accept the amendment. I can read  
3 that first motion over again if that makes that clearer.  
4 So, let me restate my motion without reading it  
5 all the way through.  
6 When I moved that the Town transfer the sum of  
7 \$717,935 from free cash -- no, that's right. \$48,547.91  
8 from the overlay surplus, and raise and appropriate the  
9 following sums for money for the fiscal year beginning  
10 July 1st, 2023, of which I had read just previously.  
11 TOWN MODERATOR: So, that --  
12 MS. ZAHORA: Does that work?  
13 TOWN MODERATOR: I don't think it affects the  
14 amount that was requested to be read.  
15 MS. ZAHORA: Okay.  
16 TOWN MODERATOR: But we will wait to address and  
17 hear from Mr. Barletta.  
18 (Pause)  
19 TOWN MODERATOR: Mr. Barletta?  
20 MR. BARLETTA: Good morning. Sorry for the wait.  
21 When Ms. Zahora read the General Debt Service  
22 Number, principal and interest, \$277,744, she then stated  
23 of which \$353,924 funded from free cash, and \$60,000  
24 funded from overlay surplus, that was an error on our

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1 part. It's -- the entirety, \$277,744 will be funded  
2 from free cash.  
3 TOWN MODERATOR: Very good.  
4 MS. ZAHORA: Do you need me to amend the motion?  
5 TOWN MODERATOR: I think it's all set. I think  
6 it's clarified on the record.  
7 So, Article 7, Mr. McMackin?  
8 MALE VOICE: Are we going to vote on that?  
9 TOWN MODERATOR: Hmm?  
10 MALE VOICE: Vote on 6?  
11 TOWN MODERATOR: Oh, we've got to vote on it.  
12 I thought things were going too easy. You know, that's  
13 the way it is.  
14 So, I didn't see any passes other than that, and  
15 I think we've clarified all of those.  
16 So, those in favor of the motion, please signify  
17 by voting, "Yes," and those opposed, voting, "No."  
18 (Voting Commenced)  
19 TOWN MODERATOR: Excellent. The motion carries.  
20 Mr. McMackin?  
21  
22 ARTICLE NUMBER 7  
23  
24 MR. MCMACKIN: Motion 7, Water and Sewer Enterprise.

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1 We need a majority vote only on this.  
2 I move that the following sums are appropriated  
3 for the operation of the Water and Sewer Enterprise  
4 Fund for the fiscal year beginning July 1, 2023.  
5 That would be salaries at the number of \$447,084;  
6 expenses, \$1,235,017; Capital Outlay, \$70,000 even; Debt,  
7 \$1,645,498; Emergency Reserve Uncollectible, holding at  
8 \$40,350, for a total of \$3,437,949 U.S. dollars.  
9 And that \$1,994,803 is to be funded from the Water  
10 and Sewer Department Receipts for said purpose; \$320,000  
11 is to be appropriated from the Water and Sewer Retained  
12 Earnings, and \$1,365,498 in water and sewer debt costs  
13 is to be raised through property taxes, less \$242,352  
14 in indirect costs funded from the Water and Sewer  
15 Department receipts to be transferred to the general  
16 fund.  
17 MR. BARBA: Seconded.  
18 TOWN MODERATOR: Seconded by Mr. Barba.  
19 Further discussion on the motion?  
20 Seeing and hearing none, those in favor vote by  
21 saying, "Yes," those opposed, "No."  
22 (Voting Commenced)  
23 TOWN MODERATOR: The motion carries.  
24 Article 8. Ms. Warren?

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1 ARTICLE NUMBER 8  
2  
3 MS. WARREN: Water & Sewer, Equipment & Paving.  
4 I move that the sum of \$50,000 is hereby appropriated  
5 from retained earnings in the Water and Sewer Enterprise  
6 Fund for paving, including all costs incidental or  
7 related thereto.  
8 MS. ZAHORA: Seconded.  
9 TOWN MODERATOR: Seconded by Ms. Zahora.  
10 Further discussion on the motion?  
11 Seeing and hearing none, those in favor signify  
12 by voting, "Yes," those opposed, "No."  
13 (Voting Commenced)  
14 TOWN MODERATOR: The motion carries.  
15 Article 9. Mr. McMackin.  
16  
17 ARTICLE NUMBER 9  
18  
19 MR. MCMACKIN: Article 9, Rubbish Enterprise.  
20 I move that the following sums be appropriated for the  
21 operation of the Rubbish Enterprise Fund for the fiscal  
22 year beginning July 1st, 2023.  
23 Salaries, \$64,621; expenses \$545,030, for a total  
24 of \$609,651, and that the \$609,651 is to be funded from

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1 the Rubbish Department receipts for said purposes.  
2 MR. VANDERSLICE: Seconded.  
3 TOWN MODERATOR: Seconded by Mr. Vanderslice.  
4 Further discussion on the motion?  
5 Seeing and hearing none, those in favor signify  
6 by voting, "Yes," those opposed, "No."  
7 (Voting Commenced)  
8 TOWN MODERATOR: The motion carries.  
9 Article 10. Ms. Zahora.  
10  
11 ARTICLE NUMBER 10  
12  
13 MS. ZAHORA: Significantly shorter. I move that  
14 the sum of \$30,000 is hereby appropriated from retained  
15 earnings in the Rubbish Enterprise Fund for the costs  
16 associated with the remains of the compost area, including  
17 all costs, incidental or related thereto.  
18 MR. MCMACKIN: Seconded.  
19 TOWN MODERATOR: Seconded by Mr. McMackin.  
20 Further discussion on that motion?  
21 Seeing and hearing none, those in favor vote,  
22 "Yes," those opposed, "No."  
23 (Voting Commenced)  
24 TOWN MODERATOR: The motion carries.

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1 Article 11. Ms. Tarmy.  
2  
3 ARTICLE NUMBER 11  
4  
5 MS. TARMY: I move that the Town accept Mass General  
6 Laws, Chapter 44, Section 53(d) thereby re-authorizing  
7 Parks and Recreation revolving accounts for general  
8 recreation, basketball, sailing, tennis, Fourth of July,  
9 Tot Lots, playground equipment, and the Youth Commission.  
10 MR. BARBA: Seconded.  
11 TOWN MODERATOR: Seconded by Mr. Barba.  
12 Further discussion on that motion?  
13 Seeing and hearing none, those in favor vote,  
14 "Yes," those opposed, "No."  
15 (Voting Commenced)  
16 TOWN MODERATOR: The motion carries.  
17 Article 12. Ms. Zahora?  
18  
19 ARTICLE NUMBER 12  
20  
21 MS. ZAHORA: I move that the Town fix the maximum  
22 amount that may be spent during fiscal year 2024 for  
23 the revolving funds established in the Town by a loss  
24 for certain departments, Boards, Committees, agencies,

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1 or officers in accordance with General Law, Section  
2 44, Subsection 53(e), and what I have is as follows;  
3 revolving fund -- revolving fund, Council on Aging,  
4 the spending limit \$20,000, Cemetery, \$20,000, Board  
5 of Appeals, \$10,000, Conservation Commission, \$20,000.  
6 MS. TARMY: Seconded.  
7 TOWN MODERATOR: Seconded by Ms. Tarmy.  
8 Further discussion on that motion?  
9 Seeing and hearing none, those in favor vote,  
10 "Yes," those opposed, "No."  
11 (Voting Commenced)  
12 TOWN MODERATOR: The motion carries.  
13 Article 12. Again, Ms. Zahora?  
14  
15 ARTICLE NUMBER 13  
16  
17 MS. ZAHORA: I move that the sum of \$25,000 is  
18 hereby appropriated to the other Post-Employment Benefits  
19 Liability Trust Fund, and this appropriation is funded  
20 from free cash.  
21 MS. WARREN: Seconded.  
22 TOWN MODERATOR: Seconded by Ms. Warren.  
23 Further discussion on that motion?  
24 Seeing and hearing none, those in favor vote,

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1 "Yes," those opposed, "No."  
2 (Voting Commenced)  
3 TOWN MODERATOR: The motion carries.  
4 Article 14. Mr. Barba?  
5  
6 ARTICLE NUMBER 14  
7  
8 MR. BARBA: I move that the sum of \$200,000 is  
9 hereby appropriated to the Stabilization Fund, and that  
10 this appropriation is funded from free cash.  
11 MS. ZAHORA: Seconded.  
12 TOWN MODERATOR: Seconded by Ms. Zahora.  
13 Further discussion on that motion?  
14 Seeing and hearing none, those in favor vote,  
15 "Yes," those opposed, "No."  
16 (Voting Commenced)  
17 TOWN MODERATOR: The motion carries.  
18 Article 15. Mr. McMackin.  
19  
20 ARTICLE NUMBER 15  
21  
22 MR. MCMACKIN: Article 15. I move that the sum  
23 of \$100,000 is hereby appropriated for paving throughout  
24 town, including the payment of all incidental and related

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1 costs, and that to meet this appropriation, the Town  
2 Treasurer with the approval of the Selectmen is authorized  
3 to borrow the sum of \$100,000 under Mass General Laws,  
4 Chapter 44, Section 7.8, or any other enabling authority,  
5 and to issue bonds or notes of the Town therefore.  
6 MS. WARREN: Seconded.  
7 TOWN MODERATOR: Seconded by Ms. Warren.  
8 Further discussion on that motion?  
9 This is a borrowing motion, so we need a two-thirds  
10 majority, but as I often say, unanimous includes two-  
11 thirds, so let's see what we can do.  
12 Those in favor of the motion vote, "Yes," those  
13 opposed, "No."  
14 (Voting Commenced)  
15 TOWN MODERATOR: So, the vote was 124 in favor,  
16 6 opposed. It passes the two-thirds majority, with  
17 a plum.  
18 Article 16. Mr. Barba?  
19  
20 ARTICLE NUMBER 16  
21  
22 MR. BARBA: I move that the sum of \$50,000 is hereby  
23 appropriated for the renovation of the Council on Aging  
24 Kitchen, including the payment of all costs, incidental

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1 or related thereto, and that this appropriation is  
2 funded from free cash.  
3 Just a quick note on this. I'd like to say at some  
4 point, I'm going to get old and be eating downstairs in  
5 the Council of Aging, so I urge that you support this.  
6 (Laughter)  
7 TOWN MODERATOR: Well, you're still looking pretty  
8 good. Pretty good, I guess.  
9 MR. VANDERSLICE: Seconded.  
10 TOWN MODERATOR: Anyway, that was seconded by  
11 Mr. Vanderslice.  
12 Further discussion on that motion?  
13 Seeing and hearing none, if you're in favor, vote,  
14 "Yes," if you're opposed, vote, "No."  
15 (Voting Commenced)  
16 TOWN MODERATOR: The motion carries.  
17 By the way, I had a delightful breakfast of two hotdogs  
18 downstairs in the facility, even as it is now, and they're  
19 still doing business if anybody gets a sudden urge.  
20 Article 17. Mr. Vanderslice.  
21  
22 ARTICLE NUMBER 17  
23  
24 MR. VANDERSLICE: I move that the sum that the

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1 sum of \$724.50 is hereby appropriated for the purpose  
2 of implementing the Transportation Infrastructure  
3 Enhancement Fund, and that this appropriation is funded  
4 from the revenue transferred by the Commonwealth's  
5 Transportation Network Company Division to the Town  
6 in fiscal year 2023.  
7 MS. TARMY: Seconded.  
8 TOWN MODERATOR: Seconded by Ms. Tarmy.  
9 Bob has assured us that this will not be on next  
10 year's agenda, but this last \$724.50 will be assimilated  
11 into the Town's coffers anyway.  
12 Those in favor -- oh, excuse me.  
13 Seeing no further vote or comment on the motion,  
14 those in favor, please vote, "Yes," those opposed, "No."  
15 (Voting Commenced)  
16 TOWN MODERATOR: The motion carries.  
17 Article 18. Ms. Warren.  
18  
19 ARTICLE NUMBER 18  
20  
21 MS. WARREN: Sewer and Department of Public Works  
22 Capital. I move that the sum of \$150,000 is hereby  
23 appropriated to purchase two dump trucks, including  
24 the payment of all costs incidental or related thereto,

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1 and that this appropriation is funded from Water and  
2 Sewer Retained Earnings.  
3 MR. BARBA: Seconded.  
4 TOWN MODERATOR: Seconded by Mr. Barba.  
5 Further discussion?  
6 Yes, sir?  
7 MR. BARSNEK: Brendan Barsnek, 2 Summer Street.  
8 General question. What's the expected life of the two  
9 trucks; five, ten years?  
10 MR. BARLETTA: All right. Brendan, what was the  
11 question?  
12 MR. BARSNEK: What's the expected life of the two  
13 trucks? Do they have like five years, ten years; would  
14 the Town be able to get use out of them?  
15 MR. BARLETTA: Well, our typical fleet schedule,  
16 we try to maintain all of our vehicles at least ten  
17 years. So, it will be on a rotating fleet schedule.  
18 Usually around ten years, we're investigating what the  
19 trade-in value is on the vehicle, so at least ten.  
20 MR. BARSNEK: Okay. Thank you. I urge people  
21 to support this article.  
22 TOWN MODERATOR: Thank you.  
23 Further discussion?  
24 Seeing and hearing none, if you're in favor of

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1 the motion, please vote, "Yes," if you're opposed, "No."  
2 (Voting Commenced)  
3 TOWN MODERATOR: The motion carries.  
4 Article 19. Mr. McMackin.  
5  
6 ARTICLE NUMBER 19  
7  
8 MR. MCMACKIN: This is for some borrowing from  
9 the MWRA, Mass Water Resource Authority. I move that  
10 the sum of \$500,000 is hereby appropriated to pay the  
11 costs of repairing and/or replacing water distribution  
12 lines and appurtenant structures, including the payment  
13 of all costs, incidental and related therein, and that  
14 to meet this appropriation, the Town Treasurer with the  
15 approval of the Selectmen, is authorized to borrow the  
16 said amount through the Mass Water Resources Authority  
17 or any other source under and pursuant to Massachusetts  
18 General Laws, Chapter 44, Section 8, Paragraph 5, or  
19 pursuant to any other enabling authority, and to issue  
20 bonds or notes of the Town therefore, and that in  
21 connection with any borrowing through the MWRA, the  
22 Town is authorized to enter into a loan agreement and/or  
23 a security agreement with the MWRA relative to such  
24 borrowing.

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1 MS. ZAHORA: Seconded.  
2 TOWN MODERATOR: Seconded by Ms. Zahora.  
3 Further discussion on that motion?  
4 Seeing and hearing none, those in favor, vote,  
5 "Yes," those opposed, "No."  
6 (Voting Commenced)  
7 TOWN MODERATOR: Those in favor, 125. Those  
8 opposed, 3. So, the motion passes by far greater than  
9 two-thirds majority vote.  
10 Article 20. Mr. Vanderslice.  
11  
12 ARTICLE NUMBER 20  
13  
14 MR. VANDERSLICE: I move that the Town raise and  
15 appropriate from available funds received from the  
16 Commonwealth of Massachusetts in the fiscal year 2024,  
17 in order to accomplish certain highway construction and  
18 maintenance under the provisions of the General Laws,  
19 Chapter 90, and other state transportation programs.  
20 MS. TARMY: Seconded.  
21 TOWN MODERATOR: Seconded by Ms. Tarmy.  
22 Further discussion on that motion?  
23 Seeing and hearing none, those in favor, vote,  
24 "Yes," those opposed, "No."

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1 (Voting Commenced)  
2 TOWN MODERATOR: The motion carries.  
3 Article 21. Community Preservation.  
4 So, we have a representative from the Community  
5 Preservation Fund.  
6 MR. SPIRN: I am.  
7 TOWN MODERATOR: Briefed in dimension?  
8 MR. SPIRN: Does FinCom want to make an introductory  
9 statement and a recommendation and then I can augment  
10 what you say.  
11 MR. BARBA: We are going to make motions on each  
12 of the of the pieces.  
13 MR. SPIRN: You are? Okay. All right.  
14 MS. TARMY: May I continue?  
15 TOWN MODERATOR: Please, do. Ms. Tarmy?  
16 MS. TARMY: Thank you, Paul.  
17 I attended most of the CPC Meetings since last  
18 November. This is a dedicated committee. With each  
19 application, they review it thoroughly. They sometimes  
20 go back to the applicants if something is missing and  
21 encourage them to make amendments to their applications.  
22 They are thorough, thorough, thorough and I totally  
23 support what they do for the Town. Thank you.  
24 TOWN MODERATOR: Yes, sir? So, identify yourself

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1 and please say what you have to say.  
2 MR. SPIRN: Yeah, I'm Paul Spirn from Maolis Road,  
3 and at this point, traditionally, our Chair makes a  
4 brief statement about what the CPC does.  
5 So, I have the privilege to stand in for our Chair  
6 today, Lynn Spencer, who is without a doubt the hardest  
7 working person I know, and that extends to the work that  
8 she has done on the CPC, first as a member for many  
9 years, and now for quite a number of years as Chair.  
10 There is no way that I can substitute for her.  
11 All I can do is acknowledge and thank her for giving  
12 extraordinary, energetic, generous, and wise leadership  
13 to this committee which otherwise would not be able to  
14 provide the great service that it does to the Town.  
15 I'm honored to serve with her, and if she were  
16 here, I would ask you to stand to give her an ovation,  
17 but maybe we shouldn't set a precedent for interrupting  
18 the meeting that often.  
19 Okay. Do you want to talk about the individual  
20 recommendations, Bob?  
21 TOWN MODERATOR: I think what we mostly need is  
22 just a description of what the Town body can do --  
23 MR. SPIRN: Sure. Yeah.  
24 TOWN MODERATOR: -- and what it can't do, and then

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1 we can bring each one of these up.  
2 MR. SPIRN: All right. There's a wonderful summary  
3 report in great detail of what the CPC does and has done  
4 over the past 18 years, and I will read just the first  
5 paragraph and then give you some figures and examples  
6 of what it has done.

7 The primary mission of the CPC is to protect and  
8 enhance Nahant's unique character as a coastal residential  
9 community. How? By facilitating efforts; number one,  
10 to preserve historic places and structures; two, to  
11 retain and protect open spaces; three, to increase or  
12 develop plans for recreational use; and fourth, to seek  
13 creative Solutions to the problems of affordable housing  
14 in Nahant; okay.

15 And in order to do that, we review proposals  
16 that can come from citizens or organizations that meet  
17 qualifications for any one of these four uses. We use  
18 the money that is generated from property taxes, a three  
19 percent surcharge. That money is typically matched  
20 either substantially, or in some years completely by  
21 the State, and it is also supplemented by funds that  
22 are often provided by the applicants for individual  
23 processes.

24 As an overview, the project over these past 18

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1 MR. VANDERSLICE: Paul, for the record, we need  
2 a member of the committee to state that they have had  
3 a hearing on the articles that are included in the  
4 warrant, and that the committee supports the articles  
5 that are featured in the warrant.

6 MR. SPIRN: Thank you; okay. We did have hearings,  
7 we had meetings. All of these items were approved,  
8 unanimously by the members of the committee after  
9 attendees at the hearings had the opportunity to comment  
10 and ask for explanations, both from the committee and  
11 from the project - those who submitted the projects.

12 TOWN MODERATOR: Great. Thank you very much.  
13 With that, Julie, I think you can proceed on 21A.

14  
15 ARTICLE NUMBER 21A

16  
17 MS. TARMY: This is for Administrative Costs.  
18 I move that the sum of \$10,000 is hereby appropriated  
19 from fiscal year 2024, Community Preservation Fund,  
20 estimated revenues for administrative and operating  
21 expenses of the Community Preservation Committee.

22 MR. MCMACKIN: Seconded.

23 TOWN MODERATOR: Seconded by Mr. McMackin.  
24 Further discussion of the motion?

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1 years have totaled almost \$14 million dollars in expense,  
2 and of that money more than \$4 million has come from  
3 the Town; more than that, nearly \$5 million, has come  
4 from the State, and the remainder has come from the  
5 individual applicants' grants that they've obtained  
6 elsewhere, etcetera.

7 And those projects have preserved and enhanced  
8 some of Nahant's greatest resources, and I'll just go  
9 down a list of names and you will undoubtedly recognize  
10 if not all of them, certainly most.

11 The Life-Saving Station, Bailey's Hill, both the  
12 park and the gazebo, the Dory Club, the Village Church,  
13 the Life-Saving Stations, 40-Steps Beach, the library,  
14 the trails, particularly the Heritage Trail, Town Wharf,  
15 Town Hall; these have all been recipients of substantial  
16 funding that has helped to preserve and make them useful  
17 to our town.

18 So, I think one of the things you will see in the  
19 next year is posted signage that indicates for everyone,  
20 even if you haven't been here these past 18 years, what  
21 it is that CPC has done for the Town, or what the Town,  
22 I should say, has done for itself using CPC as a mechanism.

23 TOWN MODERATOR: So, with regard to Item A --  
24 oh, yes, go ahead.

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1 Seeing and hearing none, those in favor, vote,  
2 "Yes," those opposed, "No."

3 (Voting Commenced)

4 TOWN MODERATOR: The motion carries.  
5 Article 21B. Mr. Barba.

6  
7 ARTICLE NUMBER 21B

8  
9 MR. BARBA: I move that the sum of \$71,720 is  
10 hereby appropriated from the fiscal year 2024 Community  
11 Preservation Estimated Revenues to upgrade the existing  
12 Flash Road public tennis courts with improvements of  
13 lighting, wind and sunscreens to enhance the multi uses  
14 of the courts, consistent with the application for CPA  
15 Funding, including all incidental and related costs.

16 MS. WARREN: Seconded.

17 TOWN MODERATOR: Seconded by Ms. Warren.  
18 Further discussion?

19 Yes, sir?

20 MR. CARRANGELO: Hi. Ken Carrangelo, 81 Willow  
21 Road. I just have a general question regarding all of  
22 these articles. One of the four pillars of the Community  
23 Preservation Act is that it fund affordable or community  
24 housing. There have been a couple of those projects

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1 throughout the time that Mr. Spirn described.  
2 Can someone tell me, what is the current reserve  
3 set aside for housing in the Community Preservation  
4 Fund?  
5 I also raise this because a year from now, several  
6 committees and/or people will have finished talking about  
7 affordable housing and other alternatives that are just  
8 starting to be discussed now, and I just want to ensure  
9 that we're in a position to do something when the time  
10 comes.  
11 TOWN MODERATOR: Do we have -- Paul, do you have  
12 that information?  
13 MR. BARLETTA: Yeah, I don't have the precise  
14 figure. It's over \$100,000, but there's no limitation  
15 on the upper figure that we could devote to that.  
16 It's just that we cannot use that funds for any other  
17 functions.  
18 MR. SPIRN: The general reserves is \$169,664; the  
19 housing reserve is \$5,817, and that's today, before these  
20 votes, 10 percent will be put into the housing reserves  
21 after today. I'm not sure what that 10 percent equals,  
22 so that \$5,817 in the housing reserves will go up after  
23 today's votes, whatever that 10 percent is.  
24 MR. CARRANGELO: I'm sorry. I stand corrected.

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1 I was thinking of the general fund.  
2 TOWN MODERATOR: Okay. Thank you.  
3 MR. CARRANGELO: Thank you.  
4 TOWN MODERATOR: Yes, sir.  
5 MR. TAYLOR: Chesley Taylor, 30 Flash Road.  
6 I'm in full support of this. A small history,  
7 back in the late 70s, Pat O'Connor, etcetera, etcetera,  
8 and I tried to get something down there, and it turned  
9 out to be a very bad tennis court. And now, we go down  
10 with our granddaughter and it's full of people, and  
11 people are really enjoying this. It's not 100 percent  
12 and this will make it 100 percent, so I fully endorse  
13 this. Thank you.  
14 TOWN MODERATOR: Thank you.  
15 Further discussion on the motion?  
16 Seeing and hearing none, those in favor, vote,  
17 "Yes," those opposed, "No."  
18 (Voting Commenced)  
19 TOWN MODERATOR: The motion carries.  
20 Motion 21C. Ms. Tarmy.  
21  
22 ARTICLE NUMBER 21C  
23  
24 MS. TARMY: I move that the sum of \$23,775 is

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1 hereby appropriated from fiscal year 2024, Community  
2 Preservation, estimated revenues for restoring and  
3 digitizing badly degraded historical records, Nahant  
4 School Registers from 1963 to 1968, consistent with  
5 the application for CPA Funding by the Nahant Historical  
6 Society, including all incidental and related costs.  
7 MR. VANDERSLICE: Seconded.  
8 TOWN MODERATOR: Seconded by Mr. Vanderslice.  
9 Gee, I think I'd vote against this if it was  
10 restoring my school records from 63.  
11 (Laughter)  
12 TOWN MODERATOR: Although, I think the rest of  
13 it's good.  
14 Further discussion?  
15 Seeing none and hearing none, those in favor of  
16 the motion, vote, "Yes," those opposed, "No."  
17 (Voting commenced)  
18 TOWN MODERATOR: The motion carries.  
19 Motion 21D. Ms. Tarmy.  
20  
21 ARTICLE NUMBER 21D  
22  
23 MS. TARMY: I move that the sum of \$46,500 is  
24 hereby appropriated from fiscal year 2024, Community

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1 Preservation estimated revenues for continued restoration  
2 work at the Fort Ruckman's section of the East Slope  
3 of Bailey's Hill, including all incidental and related  
4 costs.  
5 MR. MCMACKIN: Seconded.  
6 TOWN MODERATOR: Seconded by Mr. McMackin.  
7 We seem to be losing -- we're losing coverage here.  
8 MS. TARMY: Did everybody hear me?  
9 ATTEENDEES: No.  
10 MS. TARMY: I'll read it again.  
11 TOWN MODERATOR: Hello.  
12 (Laughter)  
13 MALE SPEAKER: We're back.  
14 TOWN MODERATOR: That gives me power.  
15 MS. TARMY: Is it back? It's back.  
16 I move that the sum of \$46,500 is hereby appropriated  
17 from fiscal year 2024, Community Preservation estimated  
18 revenues for continued restoration work at the Fort  
19 Ruckman's section of the East Slope of Bailey's Hill,  
20 including all incidental and related costs.  
21 MR. VANDERSLICE: Seconded.  
22 TOWN MODERATOR: Seconded by Mr. Vanderslice.  
23 MR. TARMY: I would just like to say one thing  
24 about this. If you haven't been over to Bailey's Hill

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1 recently, please visit it, because the work that's  
2 been done already by the Town, and with the help of  
3 the CPC is amazing. I highly recommend that you take  
4 a look and see how the dollars are working, because  
5 it's beautiful. Thank you.  
6 TOWN MODERATOR: Thank you.  
7 Yes, sir?  
8 MR. CARRANGELO: Ken Carrangelo, 81 Willow Road.  
9 I wholeheartedly agree with Ms. Tarmy, and I have  
10 living on Willow Road, been seeing that the DPW has  
11 done, what they've done so far, and I agree, it's a  
12 tremendous job.  
13 This particular funding is asking to do more on  
14 top of that. Specifically, if I understand correctly,  
15 removing currently mature trees and other vegetation  
16 and replacing them with native species.  
17 There's already been a fair amount of construction  
18 down there which is fairly disruptive. It's a beautiful  
19 spot as it is, it's been improved with funding from  
20 last year, and I personally believe that this is not  
21 particularly necessary at this point, and that these  
22 funds would be better used elsewhere, either in the  
23 general reserve or the housing reserve.  
24 So, I would move, therefore -- I guess, do I move

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1 to - do we just vote no, or do I need to move, or what  
2 do we need to do?  
3 TOWN MODERATOR: I think you'd have to vote no.  
4 If you're opposed to the motion, then you'd have  
5 to vote no.  
6 MR. CARRANGELO: Can I move to indefinitely  
7 postpone?  
8 FEMALE SPEAKER: It's seconded.  
9 TOWN MODERATOR: You can do that. It would be  
10 a subsidiary motion, but yeah, you could do that, or  
11 if you defeat this motion, then that fulfills the  
12 same result that you have.  
13 So, you're switching one thing to the other.  
14 If you just defeat this motion, that's exactly what  
15 you're looking for, so I would vote no, but if you  
16 want to move to indefinitely postpone, and you've got  
17 a second, then it would just -- it confuses things  
18 because it means now people are voting yes to be no  
19 to this article.  
20 MR. CARRANGELO: True. I mean this is -- this  
21 is a sophisticated audience who has been through this  
22 before, so I think I will move to indefinitely postpone  
23 this article.  
24 TOWN MODERATOR: The motion has been made to

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1 indefinitely postpone; is there a second?  
2 FEMALE SPEAKER: Seconded.  
3 TOWN MODERATOR: Moved and seconded to indefinitely  
4 postpone.  
5 We are voting on a motion to indefinitely postpone  
6 Motion 21D of the Community Preservation Act.  
7 Mr. Administrator, do you wish to speak?  
8 MR. BARLETTA: I just wanted to, for clarification,  
9 can this -- this funding is actually for the planting of  
10 vegetation, so it's not for removal of anymore vegetation.  
11 It's actually to replant new trees and grass.  
12 MS. CANTELMO: So, Nancy Cantelmo, 31 Summer Street.  
13 I'm a member of Open Space, as well as CPC, and I'm in  
14 concurrence with what you say.  
15 All of the work that involves the tree taking  
16 down that he's complaining about is done, and by the  
17 way, those were dead trees, you know, expired trees.  
18 They had to come down before they fell on someone, so  
19 sorry it was noisy, but it had to be done. And the  
20 planting plan was a part of the Phase 1, this is Phase  
21 2, which is for the purchase and installation of the  
22 native species and also to do some work further taking  
23 care of invasive species.  
24 So, planting of natives, doing more native species

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1 work. So, I would not support indefinitely postponing  
2 this motion.  
3 TOWN MODERATOR: I think we might be able to  
4 shortcut this.  
5 Ken, in view of that understanding, do you want  
6 to withdraw your motion to -- no?  
7 MR. CARRANGELO: No, I don't.  
8 TOWN MODERATOR: All right.  
9 MS. MAGNER: I'd like to speak on the issue.  
10 Patricia Magner, 15 Breezy Hill Terrace, a 66-year  
11 resident of the Bass Point area.  
12 There is a signage that says, "This project is  
13 Bailey's Hill Restoration." People use the term, Bailey's  
14 Hill, constantly. Bailey's Hill is in the same condition  
15 it was over 35 years ago when trees fell across the path.  
16 The work that's being done is on Gardner Road, used to  
17 be called Willow Road; Willow Road, all the deeds that  
18 everybody has for property on Gardner Road is Willow Road.  
19 There's all this work. There is no access to Fort  
20 Ruckman off Tri-Mountain Road because this clearing that's  
21 being done is being done for the benefit of the military  
22 housing project. There is no entranceway into Fort  
23 Ruckman from Bass Point, just so you know that. It's  
24 -- all this gas work that was done, there's gas work

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1 in the sidewalk for the military housing.  
2 So, I think this should be indefinite postponement  
3 so that we can spend our money to restore Fort Ruckman  
4 appropriately, and Bailey's Hill appropriately, but we  
5 shouldn't be having money available so it can be diverted  
6 for other purposes, and then have no access to Fort  
7 Ruckman, because if there's any plans about the military  
8 housing that affects the continuation of the road, Willow  
9 Road, which is currently blocked, but all of a sudden  
10 has been cleaned up, that doesn't allow us access into  
11 Fort Ruckman. So, you could have everything, but it's  
12 not for the benefit of the taxpayers of the Town of  
13 Nahant.  
14 And so, I say indefinite postponement on this until  
15 such time as they resolve military housing, and housing  
16 issues, and all of that. It's nice to have, you know --  
17 we need to spend our money where it needs to be spent.  
18 TOWN MODERATOR: Thank you, Pat.  
19 Yes?  
20 MR. BARLETTA: So, I just want to respond to some  
21 of those comments and just clear it up, and I'm happy  
22 to discuss it further if there's any follow-up questions.  
23 This project doesn't have anything to do with  
24 the military housing. This is -- and it does not --

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1 it actually doesn't restore the Fort itself. This is  
2 the slope adjacent to Oceanview on the golf course side  
3 of Fort Ruckman.  
4 Last year, we got funds from the CPC to remove  
5 invasive species and re-grade that slope, that work has  
6 been done, and now, these funds are to replant the area  
7 with the proper plantings.  
8 So, there's no -- you said that there wasn't access  
9 to Fort Ruckman itself. If you're speaking about the  
10 tunnel itself, no, this has nothing to do with that.  
11 There is access off of Gardner Road. There's a dirt  
12 road that goes to the top of Fort Ruckman and there's  
13 paths amongst that system that comes down the other side.  
14 And then lastly, on the other comment, we also  
15 got funded last year, CPC Funds, to work on Bailey's  
16 Hill -- you know, actual Bailey's Hill where the resident  
17 is correct, there's been a lot of trees that have fallen  
18 down and interrupted the path system. All of that has  
19 actually already been cleared and we're working on  
20 restoring that, as well.  
21 TOWN MODERATOR: Thank you.  
22 Further discussion?  
23 MS. DEVEREAUX: Paula Devereaux, 4 Intervale Road,  
24 Nahant. I rise to urge this meeting to vote no on

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1 indefinite postponement.  
2 This is a really important project to finish what  
3 was started, on the side of the hill, as Tony explained,  
4 looking towards the water and the golf course. Without  
5 the plantings being finished in that area, it's subject  
6 to further erosion and further sliding, basically, and  
7 losing what we've done so far.  
8 This was always part of the plan, and the Open  
9 Space Committee, of which I'm a member, worked on this  
10 with the CPC and with the Town, and we think it's --  
11 a great job has been done. It's a really nice area.  
12 It's a nice area to walk up to, and without these funds,  
13 we won't be able to finish the project and it's critical  
14 that this be finished. Thank you.  
15 (Applause)  
16 TOWN MODERATOR: Yes?  
17 MS. MAGNER: May I speak again?  
18 TOWN MODERATOR: Pat, are you speaking for the  
19 second or final time?  
20 MS. MAGNER: Is it okay?  
21 TOWN MODERATOR: Yeah, you can speak again.  
22 MS. MAGNER: Pat Magner. Clarification, that  
23 connector -- I'm sorry. That connector that you call  
24 to the Fort Ruckman property, which is entailed property

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1 by the federal government, it's entailed until 1945,  
2 the Town cannot touch a piece of that for any purpose.  
3 They can't move roads, they can't push it over there.  
4 If the Town touches it, that becomes salable property  
5 by the federal government. The Town has no say in who  
6 they sell it to. They could sell it to a developer and  
7 you could have 10,000 apartments on Fort Ruckman.  
8 So, all I'm saying is, I support the indefinite  
9 postponement. Until we get all these other issues  
10 straight, we shouldn't be spending our money on those  
11 issues right now. We should be spending it on the big  
12 issues, like having affordable housing in town --  
13 TOWN MODERATOR: Thank you.  
14 MS. MAGNER: -- and things like that.  
15 TOWN MODERATOR: Thank you.  
16 Further discussion on the motion for indefinite  
17 postponement?  
18 Seeing and hearing none, now, this -- they've  
19 kind of turned it topsy-turvy. If you're in favor of  
20 the general motion this has reduced it to a motion of  
21 indefinite postpone.  
22 So, if you're in favor of the general motion, we  
23 first have to defeat the motion to indefinitely postpone.  
24 So, you should vote, "No," to the indefinite postponement



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1 if you're in favor of the general motion.  
2 And if you're in favor of the motion to indefinitely  
3 postpone, vote, "Yes." With that in mind, we will go  
4 ahead and do a vote.  
5 (Voting Commenced)  
6 TOWN MODERATOR: The indefinite postponement is  
7 defeated, however, that does not take care of the motion  
8 as it was originally read, and I think it has to be  
9 reread and then we'll have a quick vote on it and then  
10 move on. Thank you very much.  
11 MS. TARMY: I move that the sum of \$46,500 is  
12 hereby appropriated from fiscal year 2024, Community  
13 Preservation estimated revenues for continued restoration  
14 work at the Fort Ruckman's section of the East Slope  
15 of Bailey's Hill, including all incidental and related  
16 costs.  
17 MR. VANDERSLICE: Seconded.  
18 TOWN MODERATOR: Seconded by Mr. Vanderslice.  
19 Any further discussion on that motion?  
20 Seeing and hearing none, those in favor, vote,  
21 "Yes," those opposed, vote, "No."  
22 (Voting Commenced)  
23 TOWN MODERATOR: The motion carries.  
24 We have some seats down here if anybody's in back

1 would like to come down and like to sit, we have some  
2 seats down in the front row, and we promise we won't  
3 embarrass you. Just come on down and sit down and be  
4 comfortable. We've got plenty of room down here.  
5 Article 22. Mr. Barba.  
6 MR. BARBA: 21E.  
7  
8 ARTICLE NUMBER 21E  
9  
10 MR. BARBA: I move that the sum of \$29,000 is  
11 hereby appropriated from fiscal year 2024 Community  
12 Preservation estimated revenues for the restoration  
13 projects at Large Park in East Point, consistent with  
14 the application for CPA funding by the Nahant Open Space  
15 and Recreation Committee, including all incidental and  
16 related costs.  
17 MR. MCMACKIN: Seconded.  
18 TOWN MODERATOR: Seconded by Mr. McMackin.  
19 Further discussion on this motion?  
20 Seeing and hearing none, those in favor, vote,  
21 "Yes," and those opposed, "No."  
22 (Voting Commenced)  
23 TOWN MODERATOR: The motion carries.  
24 Article 21F. Mr. Barba.

1 ARTICLE NUMBER 21F  
2  
3 MR. BARBA: I move that the sum of \$50,000 is  
4 hereby appropriated from fiscal year 2024 Community  
5 Preservation estimated revenues for the planting of  
6 trees and the restoration of three pedestrian bridges  
7 at Kelly Greens, consistent with the application for  
8 CPA funding by the Town of Nahant, including all  
9 incidental and related costs.  
10 MS. TARMY: Seconded.  
11 TOWN MODERATOR: Seconded by Ms. Tarmy.  
12 Further discussion on this motion?  
13 Yeah, you can go ahead and sit there. They're  
14 fine, anyplace, whether they're reserved or not. You  
15 guys are good.  
16 All right. Seeing no further discussion; those  
17 in favor, vote, "Yes," and those opposed, "No."  
18 (Voting Commenced)  
19 TOWN MODERATOR: The motion carries.  
20 Article 21G. Mr. Barba.  
21  
22 ARTICLE NUMBER 21G  
23  
24 MR. BARBA: I move that the sum of \$20,000 is

1 hereby appropriated from fiscal year 2024 Community  
2 Preservation estimated revenues for the planning and  
3 implementation of the Town's rights-of-way, consistent  
4 with the application for CPA Funding by the Town of  
5 Nahant, including all incidental and related costs.  
6 MS. ZAHORA: Seconded.  
7 TOWN MODERATOR: Seconded by Ms. Zahora.  
8 Further discussion on this motion?  
9 Yes, sir?  
10 MR. TAYLOR: Thank you.  
11 TOWN MODERATOR: Mr. Taylor?  
12 MR. TAYLOR: Chesley Taylor, and in honor of  
13 Pete Rogers, I still live at 30 Flash Road.  
14 Back in 2015 when I became a Selectmen, I had  
15 a few people approach me asking about right-of-ways,  
16 and I went and investigated and it was in Big Nahant,  
17 and there are some people who have taken over right-of-  
18 ways. They've taken them over and made them part of  
19 their yards. My only problem with that is that they're  
20 getting free land, they're not paying taxes; that's  
21 number one.  
22 Number two, they're rights-of-ways, but I fully  
23 support this. Signage is going to be a lot of fun  
24 because when a sign comes to someone's yard, and wow,

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1 wait a minute. Specifically, 6 feet have been taken  
2 over in some places, a whole yard was taken over in  
3 another place, and I'll just leave it at that.  
4 But this is something that really needs to be  
5 done, but I don't know how you enforce it. It probably  
6 be very laborious, but I support this 100 percent.  
7 Thank you.  
8 TOWN MODERATOR: Thank you.  
9 Further discussion this motion?  
10 Seeing and hearing none, those in favor vote,  
11 "Yes," those opposed, "No."  
12 (Voting Commenced)  
13 TOWN MODERATOR: The motion carries.  
14 Article 21H. Ms. Tarmy.  
15  
16 ARTICLE NUMBER 21H  
17  
18 MS. TARMY: I move that the sum of \$25,000 is  
19 hereby appropriated from fiscal year 2024, Community  
20 Preservation estimated revenues for transforming Town  
21 of Nahant vital records from 1980 to present into a  
22 format that will ensure their preservation, consistent  
23 with the application for CPA funding by the Town of  
24 Nahant, including all incidental and related costs.

1 MS. WARREN: Seconded.  
2 TOWN MODERATOR: Seconded by Ms. Warren.  
3 Any further discussion on the motion?  
4 Seeing and hearing none, those in favor vote,  
5 "Yes," those opposed, "No."  
6 (Voting Commenced)  
7 TOWN MODERATOR: The motion carries.  
8 Article 21I. Ms. Warren.  
9  
10 ARTICLE NUMBER 21I  
11  
12 MS. WARREN: Town Hall Green Lawn Cemetery Debt  
13 Service. I move that the sum of \$52,850 is hereby  
14 appropriated from fiscal year 2024, Community Preservation  
15 estimated revenues for the payment of the debt service  
16 for the Town Hall and Green Lawn Cemetery bonding,  
17 authorized by the 2022 Annual Town Meeting, Article 22H.  
18 MR. BARBA: Seconded.  
19 TOWN MODERATOR: Seconded by Mr. Barba.  
20 Further discussion on this motion?  
21 Seeing and hearing none, those in favor vote,  
22 "Yes," those opposed, "No."  
23 (Voting Commenced)  
24 TOWN MODERATOR: The motion carries.

1 Article 21J. Ms. Warren.  
2  
3 ARTICLE NUMBER 21J  
4  
5 MS. WARREN: I move that the sum of \$68,000 is  
6 hereby appropriated from fiscal year 2024, Community  
7 Preservation estimated revenues for the payment of the  
8 debt service for the public library bonding authorized  
9 by the 2021 Annual Town Meeting, Article 21E.  
10 MS. ZAHORA: Seconded.  
11 TOWN MODERATOR: Seconded by Ms. Zahora.  
12 Further discussion on this motion?  
13 Seeing and hearing none, those in favor vote,  
14 "Yes," those opposed, "No."  
15 (Voting Commenced)  
16 TOWN MODERATOR: The motion carries.  
17 Article 21K. Ms. Warren.  
18  
19 ARTICLE NUMBER 21K  
20  
21 MS. WARREN: I move that the sum of \$50,152 is  
22 hereby appropriated from fiscal year 2024, Community  
23 Preservation estimated revenues for the payment of the  
24 debt service for the public library bonding, authorized

1 by the 2019 Annual Town Meeting, Article 16C.  
2 MR. MCMACKIN: Seconded.  
3 TOWN MODERATOR: Seconded by Mr. McMackin.  
4 Further discussion on this motion?  
5 Seeing and hearing none, those in favor vote,  
6 "Yes," those opposed, "No."  
7 (Voting Commenced)  
8 TOWN MODERATOR: The motion carries.  
9 Article 21L. Mr. McMackin.  
10  
11 ARTICLE NUMBER 21L  
12  
13 MR. MCMACKIN: This is the revenue set aside --  
14 I move that the Town set aside revenues from fiscal  
15 year 2024, estimated Community Preservation fund revenues  
16 for later appropriation, any other amount not otherwise  
17 set aside of appropriated as aforesaid to be maintained  
18 in the Community Preservation Fund General Reserves  
19 Account.  
20 MS. ZAHORA: Seconded.  
21 TOWN MODERATOR: Seconded by Ms. Zahora.  
22 Further discussion of that motion?  
23 Seeing and hearing none, those in favor signify  
24 by voting, "Yes," those opposed, "No."

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1 (Voting Commenced)  
2 TOWN MODERATOR: The motion carries.  
3 Just a reminder, the vote doesn't count till what?  
4 FEMALE SPEAKER: It won't register until the 10  
5 seconds has gone by.  
6 TOWN MODERATOR: Okay. Just a clue for using  
7 these automatic things, don't press your vote until  
8 you see the 10 second button up there, because it  
9 doesn't count until that's up.  
10 All right. Article 22. Ms. Zahora.  
11  
12 ARTICLE NUMBER 22  
13  
14 MS. ZAHORA: I move that Article 6 of the Town's  
15 general bylaws are amended by adding a new section that's  
16 shown in Appendix 6 of the Report and Recommendations  
17 of the Advisory and Finance Committee on pages 75 to  
18 76 for review in the Town Clerk's Office to form a  
19 seven-member Open Space Committee to be appointed by  
20 the moderator, to be annually continued Open Space and  
21 Recreation Plan Committee, and to implement the Nahant  
22 Open Space and Recreation Plan.  
23 MR. BARBA: Seconded.  
24 TOWN MODERATOR: Second by Mr. Barba.

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1 Further discussion on the motion?  
2 Seeing and hearing none, those in favor vote,  
3 "Yes," those opposed, "No."  
4 (Voting Commenced)  
5 TOWN MODERATOR: The motion carries.  
6 Article 23. Ms. Warren.  
7  
8 ARTICLE NUMBER 23  
9  
10 MS. WARREN: Motion 23, police bylaws, feeding  
11 wildlife amendment.  
12 I move that the Town's police bylaws are amended  
13 by adding Article 14, Wildlife Feeding, as shown in  
14 Appendix A of the Report and Recommendations of the  
15 Advisory and Finance Committee on pages 71 to 73, and  
16 for review in the Town Clerk's Office to increase the  
17 protection of the health, safety, and welfare of the  
18 community by restricting the feeding of wild animals.  
19 MR. BARBA: Seconded.  
20 TOWN MODERATOR: Seconded by Mr. Barba.  
21 Further discussion?  
22 Yes, sir?  
23 MR. BURTON: Sandy Burton, 296 Nahant Road.  
24 I just have a question. Are birds included in wildlife

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1 description?  
2 MR. BARLETTA: Bird feeders are allowed.  
3 MR. BURTON: Bird feeders are allowed, but they're  
4 still wildlife. They should probably clear that up a  
5 little bit. For instance, there's a gentleman in town  
6 who feeds seagulls down at the wharf, many days.  
7 Is that considered allowed?  
8 MR. BARLETTA: No.  
9 MR. BURTON: So, there is some vagary about this  
10 particular thing.  
11 MR. BARLETTA: It should be in -- if you look at  
12 page 72, there's a definition for wildlife.  
13 "Wildlife shall mean any undomesticated and  
14 unrestrained animal or fowl, including but not limited  
15 to coyotes, foxes, racoons, skunks, and other animals  
16 or fowl, including gulls and geese."  
17 So, yes, feeding seagulls at the wharf would not  
18 be allowed.  
19 TOWN MODERATOR: Further discussion on the motion?  
20 Yes, ma'am?  
21 MS. GERACOULIS: (Inaudible, low audio)  
22 TOWN MODERATOR: Mr. Administrator, there's a  
23 question that the lady would like to address.  
24 MS. GERACOULIS: (Inaudible, low audio)

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1 TOWN MODERATOR: I can't quite hear her, but --  
2 MR. BARLETTA: I didn't get the question.  
3  
4 MR. BARLETTA: The question was about coyotes?  
5 MS. GERACOULIS: (Inaudible, low audio)  
6 MR. BARLETTA: I was this close.  
7 (Laughter)  
8 MR. BARLETTA: Sorry, I didn't get the question.  
9 MS. GERACOULIS: (Inaudible, low audio)  
10 MR. BARLETTA: No, I didn't hear your question.  
11 MS. GERACOULIS: (Inaudible, low audio)  
12 MR. BARLETTA: It's all right.  
13 MS. GERACOULIS: (Inaudible, low audio)  
14 MR. BARLETTA: Okay.  
15 MS. GERACOULIS: (Inaudible, low audio)  
16 MR. BARLETTA: Okay. So, the question was --  
17 MS. GERACOULIS: (Inaudible, low audio)  
18 MR. BARLETTA: Yeah.  
19 MS. GERACOULIS: (Inaudible, low audio)  
20 MR. BARLETTA: So, the question was about whether  
21 we conducted the management plan with the USDA. We did.  
22 MS. GERACOULIS: You did.  
23 MR. BARLETTA: It really isn't -- it's somewhat  
24 tied to this article, but it isn't. This article is

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1 part of that effort to try to reduce conflicts with  
2 coyotes. Sometimes those conflicts are caused because  
3 of this type of feeding. So, this article will allow  
4 us to ensure that people aren't feeding the wildlife  
5 and hopefully prevent some of those conflicts from  
6 happening.  
7 TOWN MODERATOR: Thank you.  
8 Further discussion?  
9 Yes. Can we have your name for the record, please?  
10 MS. GERACOULIS: Marina Geracoulis, 42 Phillips  
11 Road. (Inaudible, low audio).  
12 (Laughter and applause)  
13 TOWN MODERATOR: Excellent. Thank you so much.  
14 Thank you for contributing to our town meeting.  
15 MS. GERACOULIS: (Inaudible, low audio)  
16 TOWN MODERATOR: Madam, you are welcome. Welcome  
17 to Nahant. Thank you very much.  
18 (Applause)  
19 TOWN MODERATOR: All right. Further discussion  
20 on this motion?  
21 Seeing and hearing none, if you're in favor of the  
22 motion vote, "Yes," if you're opposed, "No."  
23 (Voting Commenced)  
24 TOWN MODERATOR: The motion carries, 165 to 15.

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1 Thank you very much.  
2 Next motion. Motion 24. Mr. Vanderslice.  
3 MR. VANDERSLICE: All right.  
4  
5 ARTICLE NUMBER 24  
6  
7 MR. VANDERSLICE: Article 24. I move that the  
8 question be divided to separate the vote to adopt the  
9 general bylaw amendments found in Appendix 7, and devote  
10 to amend the zoning bylaw as found Appendix 9.  
11 MR. MCMACKIN: Seconded.  
12 TOWN MODERATOR: Seconded by Mr. McMackin.  
13 MALE SPEAKER: So, just a brief word of explanation  
14 on the what and why of this motion to divide.  
15 So, what this does is it takes one article, one  
16 article that appears in the warrant, one article that  
17 appears on page 23 in the Finance Committee Book and  
18 divides it into two pieces. Each piece will be motioned,  
19 discussed, and voted separately.  
20 TOWN MODERATOR: So, our Town Bylaws provide that  
21 if a motion can be divided, it will be divided, provided  
22 that seven voters are in favor of the division.  
23 And in this case, we looked at this the other night  
24 at our pre-meeting meeting and you've got a very large

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1 amount of regulation, and then you have zoning provisions,  
2 as well, so it's a perfect example of what should be  
3 divided, and that's why the motion has been brought.  
4 MR. VANDERSLICE: So, the first motion will be  
5 on the general bylaw changes, and that's what gives  
6 the Selectmen the authority to regulate and enforce  
7 regulations over covering short-term rentals.  
8 And the second of the two will be the zoning bylaw  
9 changes which establishes the special permit; right?  
10 Does that make sense?  
11 MALE SPEAKER: Are we voting on the motion to  
12 divide?  
13 MR. VANDERSLICE: Correct.  
14 TOWN MODERATOR: Yeah, so I think it can easily  
15 be handled.  
16 Are there seven people who will stand in favor  
17 of dividing the motion?  
18 Okay. The motion stands divided. Thank you.  
19 Now, we turn to --  
20 MS. MARIE: A point of clarification?  
21 TOWN MODERATOR: Yes, ma'am.  
22 MS. MARIE: Is the point of dividing it so that  
23 the general bylaw, which can be voted on the majority  
24 versus the zoning portion, which requires more than

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1 the majority?  
2 TOWN MODERATOR: No, that's not the reason for  
3 it, but it's the result of it. You're exactly right,  
4 Pauline. So, it's another reason why you would want  
5 to divide it, because you've got two different measures  
6 of vote on the two sections, so it makes perfect sense.  
7 Thank you.  
8 MR. VANDERSLICE: The why or the reason is, it  
9 really is two separate questions, and we'd like to  
10 separate the two issues and give each issue it's due,  
11 and it also gives you, the voters, more control over  
12 what's going on and how you're voting to regulate.  
13 TOWN MODERATOR: So, further discussion? Now,  
14 you're on the first part, I take it?  
15 MR. VANDERSLICE: We're on the first of the two  
16 motions, the motion on the general bylaws.  
17 I move that the Town's general bylaws are amended  
18 by adding Article 19 as shown in Appendix 7 of the Report  
19 and Recommendations of the Advisory and Finance Committee  
20 on pages 77 to 81, to regulate short-term rentals; right?  
21 So, this motion establishes -- puts in place in  
22 general bylaws that give the Selectmen the power to make  
23 regulations and to enforce regulations over short-term  
24 rentals.

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1 MS. TARMY: Seconded.  
2 TOWN MODERATOR: And that's seconded by Ms. Tarmy,  
3 by the way.  
4 MR. VANDERSLICE: I'm getting way ahead of myself  
5 on that.  
6 Without this article, there are no regulations  
7 over short-term rentals. So, right now, there are no  
8 regulations regarding short-term rentals in the Town  
9 of Nahant. The Finance Committee believes regulations  
10 are appropriate and really necessary, and the way we  
11 looked at it is probably a good framework.  
12 We believe that there are concerns about public  
13 safety, we believe there are concerns about occupant  
14 safety, we believe there are concerns about public  
15 nuisance, we believe there are concerns -- big concerns  
16 about regulating the housing stuff.  
17 And the Finance Committee sort of kidded me when  
18 I said this, and I think it's still appropriate. It's  
19 kind of an old wise adage that says, "Don't let the  
20 pursuit of perfection be the enemy of good," and I  
21 think that's a situation that's facing us right now.  
22 TOWN MODERATOR: Further discussion?  
23 Yes, sir?  
24 MR. MIHOVAN: I actually wanted to make a motion

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1 to the Article on the zoning bylaw amendment. I don't  
2 know if I can do it now or do I have to wait for the  
3 zoning bylaw stuff?  
4 TOWN MODERATOR: Yes, I'm afraid so, but that's  
5 okay. It will all come up.  
6 MR. MIHOVAN: I'll wait.  
7 TOWN MODERATOR: I'll guarantee it. Don't worry  
8 about,  
9 MR. MIHOVAN: I'll wait.  
10 TOWN MODERATOR: All right. Good. Behind you  
11 is another gentleman who wants to speak, I think.  
12 FEMALE SPEAKER: He's not speaking.  
13 MALE SPEAKER: I understand he's waving.  
14 MR. RAUWORTH: Mike Rauworth, 31 Summer Street.  
15 I'm in favor of this motion. I think it's not a good  
16 idea for the Town to be an outlier as compared to other  
17 communities around here, most of whom regulate short-  
18 term rentals.  
19 There's a good reason for it. Obviously, it makes  
20 sense for the phenomenon of Airbnb's, etcetera, to have  
21 some place in the town that's been duly considered by  
22 the committee that was appointed more than a year ago  
23 and has worked very diligently on this matter to consider  
24 what's the best balance point between the interest of

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1 neighbors, the interest of people who own property and  
2 who want to rent them out, the interest of visitors and  
3 so forth, it's not an easy balance.  
4 And in that regard, I endorse what Mr. Vanderslice  
5 says that the Town can return to this subject in future  
6 Town Meetings, but in the interim, at least until next  
7 Town Meeting, the best thing for us to do is to commit  
8 the future guidance of this matter to our Selectmen  
9 whom we have voted, and they're in the best position  
10 to take the temperature of what's going on, see what's  
11 working, see what does not work. They can make  
12 regulations, they can amend their regulations.  
13 There is, in particular -- the value of this  
14 provision will provide for an annual permit which needs  
15 to be renewed. That means somebody who's an operator  
16 of a short-term rental, who by the way can be somebody  
17 who lives in California or Singapore, or Shanghai,  
18 they have something to lose if they're not responsible  
19 operators, and that's a provision that the Selectmen  
20 can grant or not grant for the future.  
21 So, I think to deal with the future needs of the  
22 Town, it's best committed that the Selectmen, we do  
23 need a way to regulate this process so that there can  
24 be proper visitation by people who are customers of

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1 Airbnb's, and I think that's best left in the hands  
2 of the Selectmen, so I respectfully urge a, "Yes,"  
3 vote on this motion. Thank you.  
4 TOWN MODERATOR: Thank you. I've been remiss in  
5 that we have the Chair of the Planning Board here,  
6 who is supposed to present a report on it, and you're  
7 welcome to use this if you would like, and I appreciate  
8 your patience. Thank you.  
9 MR. STEINBERG: Thank you. My name is Rob Steinberg.  
10 I'm Chairman of the Planning Board, live at 33 Winter  
11 Street. I did not know I was supposed to present a  
12 summary, but I will just briefly describe what we did.  
13 We held hearings in September to review the process.  
14 A committee called the Short-Term Rental Committee was  
15 appointed, and they looked very deeply at the issue.  
16 We recommended in our preliminary hearings that there  
17 be restrictions on short-term rentals. I think it's  
18 very important we have those restrictions.  
19 The Short-Term Rental Committee made the proposal  
20 which is contained in Article 24. The Planning Board  
21 held hearings on that article, and strongly recommends  
22 that the Town pass Article 24.  
23 The first part of Article 24, as it has been divided,  
24 prohibits commercial use, it prohibits disruptions and

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1 nuisances created by short-term housing, but most  
2 importantly, has a cap on the number of short-term units,  
3 and also allows the Board of Selectmen to promulgate  
4 regulations.

5 We made a number of recommendations on regulations  
6 in terms of restricting parties, you know, late-night  
7 activities, that doesn't exist right now. There have  
8 been some problems, but we believe with this regulatory  
9 regime, we'll have a far better handle on the issue.

10 We also recommended the zoning bylaw which allows  
11 the ZBA to issue -- requires that non-owner occupied  
12 short-term rental house get permission from the ZBA  
13 in the form of a special permit.

14 So, we're very satisfied as a Board, a Planning  
15 Board, to endorse Article 24, and strongly recommend  
16 a positive vote. Thank you very much.

17 TOWN MODERATOR: Thank you.

18 Yes, sir?

19 MR. DOLCE: Dan Dolce, 124 Castle Road. Like  
20 most of you, I'm a supporter of short-term rentals,  
21 and I urge you instead to vote in favor of the Citizens  
22 Petition Proposal, which is at Article 25, instead of  
23 this much less comprehensive proposal at Article 24.

24 As most of you remember, when we voted to enact

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1 and diverse residents and businesses.

2 And although our town is largely a community of  
3 owner-occupied single-family dwellings, almost 20 percent  
4 of households are rental units, and current short-term  
5 rentals constitute only a small percentage of all  
6 town households. This despite Nahant's history as  
7 a seaside resort community.

8 However, the increased popularity of these internet  
9 technologies for vacation planning, like Airbnb, VRBO,  
10 especially over the past decade, has also enabled Nahant  
11 residents to share the joys of its community to visiting  
12 family members, vacationers, business travelers, indeed,  
13 to people from all over the world, while also creating  
14 income for residents, businesses, and now that we enacted  
15 to collect the tax, revenue for the Town.

16 Despite providing a much needed service to the  
17 Town, as we have no hotels, inns, or motels, especially  
18 to great overall benefit with little disruption to the  
19 community the rules set forth in Article 25 Citizen's  
20 Petition will establish a fair and orderly framework  
21 to oversee short-term rental units, balance long-term  
22 residential use, public safety, and opportunities for  
23 rental income and town revenue.

24 Even though the Town already has parking, health

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1 the Short-Term Rental Committee back at our 2021 Town  
2 Meeting, I thought probably, as most of you did, that  
3 they would create specific regulation proposals that  
4 then we as a town would come back the following year  
5 and have an opportunity to vote on our stamp of approval  
6 at the next Town Meeting.

7 Unfortunately, it's been two years and the Committee  
8 has not finished their mandate, and instead has submitted  
9 this Article 24, which is incomplete and has no specifics  
10 on the most important rules, such as for registration  
11 and penalties and enforcement.

12 You know, for all the hours that the Committee  
13 did spend working on this proposal, instead they, you  
14 know, passed the buck over to the Board of Selectmen  
15 who are then supposed to waste more time to create the  
16 specific rules and regulations, and then in the end,  
17 we residents would not even be able to vote on what the  
18 Board of Selectmen comes up with as a final product.

19 In contrast, you'll see the Citizen's Petition  
20 at Article 25 has very detailed and strict rules to  
21 ensure the general welfare of our historic Town of  
22 Nahant. We want to preserve our beautiful vistas and  
23 harbors that encompass varied wildlife, coastal beaches,  
24 leafy parks. We want to preserve that for the hardworking

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1 safety, and building code rules, the Citizen's Proposal  
2 at Article 25 expands upon these existing rules while  
3 also detailing the requirements for annual registration  
4 and fees, inspections, guest requirements, violations,  
5 penalties, and enforcement.

6 Additionally, there are further significant  
7 protections for the Town in the Article 25 Citizen's  
8 Petition, such as, number one, capping maximum number  
9 of total short-term rental units, requiring notification  
10 to neighbors, prohibition of commercial operations or  
11 events, official quiet hours from 10:00 p.m. to 8:00  
12 a.m., requiring an operator or their agent and manager  
13 to be readily available to address complaints, such as  
14 active nuisances, revocation of registration upon sale  
15 of the property, and like any other property, it would  
16 be subject already to Zoning Board of Appeal enforcement  
17 actions.

18 So, therefore, I urge residents to reject this  
19 Article 24, and instead, approve Article 25 that already  
20 has complete common sense rules. Thank you.

21 TOWN MODERATOR: Thank you.

22 Thank you. Yes?

23 MR. STEINBERG: I'd like to thank Dan for all the  
24 work he did on the issue and the Citizen's Group that

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1 put forward Article 25. They operated in good faith  
2 to create regulations, but I would say it's not unusual  
3 for governments to have an overarching statutory --  
4 an overarching statute to govern an area, and then ask  
5 that regulations specifically be put forth to govern  
6 the registration process, the permit process, the  
7 enforcement process. It's a lot easier to do it in  
8 that context than to have a very large number of  
9 restrictions and regulations.

10 And so, what the Planning Board decided in this  
11 regard is we would let the Board of Selectmen issue  
12 the regulations. We strongly urge them to do that  
13 quickly, and then after six months, the Planning Board  
14 would then review what the Board of Selectmen has done,  
15 how it's working out, and we would make further  
16 recommendations at the next Town Meeting.

17 So, the citizens did a very good job. We actually  
18 issued a lot of far reaching regulations. We, in the  
19 end agreed that the approach of having a general framework  
20 of a prohibition, no commercial use, etcetera, and then  
21 allowing the ZBA to look at the special permits and then  
22 have the Board of Selectmen create this registration  
23 process was the best way to go.

24 So, I think we can have really solid regulations

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1 and just passing the general framework is a big step  
2 forward for the Town, so thank you.

3 TOWN MODERATOR: Thank you.

4 Yes, sir?

5 MR. BARANEK-OLMSTEAD: Brendan Baranek-Olmstead,  
6 2 Summer Street.

7 I would urge support for Article 24. Article 25  
8 is lacking ability to prevent hedge funds and people  
9 from outside the state, and even the country from  
10 purchasing and buying up properties.

11 There's a need for regulation to prevent long-term  
12 monopolies. if we're looking to ultimately look at our  
13 housing situation, there would be a need to regulate and  
14 prevent too much consolidation of these rental properties  
15 over time. Thank you.

16 TOWN MODERATOR: Thank you.

17 Mr. Barba?

18 MR. BARBA: Yeah, I'm actually speaking on myself  
19 -- on behalf of myself as a citizen. So, Pete Barba,  
20 22 Emerald Road.

21 A couple of points of information. One is that  
22 some of you may be thinking, why don't we just ban  
23 Airbnb altogether. Unfortunately, there is a law that  
24 we can't do that, so I wanted to kind of clarify that.

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1 So, if you were thinking, oh, we can vote these laws  
2 down, and then eventually ban Airbnbs, that's not  
3 possible.

4 I fully endorse this article. I think it's a  
5 start. It's where -- we're one of the few communities  
6 on the North Shore that don't currently have Airbnb  
7 laws or short-term rental laws, so we really need to  
8 start someplace.

9 Currently, the Board of Selectmen issue licenses,  
10 liquor licenses and things like that, so putting the  
11 purview of short-term rental with the Selectmen to  
12 create the rules and regulations or to enforce rules  
13 and regulations is the right thing to do. So, I request  
14 that you endorse Article 24.

15 TOWN MODERATOR: Thank you.

16 Paul?

17 MR. SPIRN: Hi, Paul Spirn, 36 Maolis Road.

18 I have question before I make a very brief  
19 substantive statement about my opinion on this article,  
20 and that is, to what extent does the bylaw section,  
21 the first thing we're considering in this split article,  
22 to what extent does it hamstring the Board of Selectmen,  
23 or can they choose to upend anything in the bylaws that  
24 we pass by virtue of voting for this amendment?

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1 Do they have -- do they still have a free hand  
2 when it comes to establishing regulations?

3 TOWN MODERATOR: Are you suggesting that if  
4 they upend something, they would be incarcerated for  
5 violating the bylaw, or --

6 (Laughter)

7 MR. SPIRN: No.

8 TOWN MODERATOR: I think that would not be  
9 appropriate, so -- our Town Council will respond.

10 MR. SKRIP: Great question, Paul. The Board  
11 of Selectmen have --

12 MR. SPIRN: He thought it was a good question,  
13 but --

14 MR. SKRIP: I thought it was a great question.

15 TOWN MODERATOR: I didn't disagree with it, I  
16 just was trying to explain it.

17 MR. SPIRN: I see. I'm sorry.

18 MR. SKRIP: Any way to clarify is a great question.

19 The Board of Selectmen will be required to abide  
20 by the bylaws. They cannot contradict the bylaws. What  
21 the Selectmen will have discretion to do, pursuant to  
22 the Statute, 64G, I think it's Section 14, it says they  
23 can regulate the local licensing process, which is to  
24 say create regulations, not bylaws, regulations to

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1 determine what the proper process is for licensing.  
2 Does that answer your question?  
3 MR. SPIRN: Sort of. Okay.  
4 MR. SKRIP: Are you sure?  
5 MR. SPIRN: I think it's probably a much more  
6 detailed discussion than we have time for.  
7 Let me give you an example of what I'm -- what's  
8 bothering me. I expect that as some part of either  
9 the bylaw section, or perhaps the zoning section, there  
10 will be reference to some process that permits public  
11 discussion of whether a particular renter is allowed  
12 to keep offering a property, okay, whether that's a  
13 license, or something else.  
14 And as it stands now, if I were eager to speak to  
15 what my neighbor is doing regarding short-term rentals,  
16 I need to know when and how to do that, and as it stands  
17 now, it puts a tremendous burden on me to keep track  
18 of town activities, and that might be Board of Selectmen  
19 Meetings, or Board of Selectmen Hearings, or Zoning  
20 Meetings or Zoning Hearings, etcetera, etcetera.  
21 I am going to urge -- if I make this an amendment,  
22 it's just going to make this interminable, so I won't  
23 propose an amendment, but I'm speaking primarily to the  
24 Board of Selectmen that one thing this Town desperately

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1 needs is a means of notifying citizens electronically  
2 of what's coming up, whether those are hearings or Board  
3 of Selectmen Meeting, so I don't have to go to the Town  
4 Website and look for things; okay?  
5 I get e-mails from a lot of people I'd rather  
6 not hear from, but I would love to hear from the Town  
7 of Nahant about this sort of administrative activity.  
8 It's critical and it's -- I don't think I'm missing  
9 an opportunity to opt for that, am I?  
10 There is such a thing?  
11 MR. BARLETTA: You can subscribe to the community  
12 calendar, and every time it's updated, you'll get a  
13 notification.  
14 MR. SPIRN: Yeah, that -- I'm not sure that that  
15 fulfills that, but that's certainly in the right spirit,  
16 Tony, I agree.  
17 But I think we ought to have a very careful detailed  
18 checklist of things that individual town members want  
19 to be informed of, and that should be put out on a  
20 regular basis, and show up in my e-mail along with a  
21 lot of other things that I don't want to see.  
22 MR. BARLETTA: To that point, --  
23 (Applause)  
24 TOWN MODERATOR: Thank you.

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1 MR. SKRIP: To that point, Paul, much like the  
2 liquor licensing, this will be an annual registration  
3 process. So, every year, any neighbors, any interested  
4 parties will have an opportunity to say anything they  
5 need to say regarding the renewed registration.  
6 And to sort of bring these two things together,  
7 if you look at Section 6 of the proposed General Bylaws,  
8 it does talk about no nuisance, which is a hook that  
9 could give an abutter a reason to lobby for a non-renewal  
10 of registration if there have been problems in the  
11 previous year.  
12 So, that was something the Committee did take to  
13 heart and that was the response.  
14 MR. SPIRN: Right. But not to kick this dead dog  
15 any harder, those may be the rules, and that may be  
16 the scheme, but if I don't know how and where to appear  
17 and how to present myself, do I have to present it in  
18 writing first, can I just show up and discuss, that  
19 needs to be taken care of, I think.  
20 MALE SPEAKER: How are you suggesting those be  
21 transmitted?  
22 MR. SKRIP: By e-mail.  
23 MALE SPEAKER: E-mail?  
24 MR. SPIRN: Yeah, I would start e-mail and I guess

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1 there might be a few people who want written notice,  
2 but I think that's probably not going to be possible.  
3 TOWN MODERATOR: Thank you.  
4 Mr. Taylor?  
5 MR. TAYLOR: Chesley Taylor, 30 Flash Road.  
6 I will be brief.  
7 I support this article. I support all the work  
8 that everyone's done. One of the main things that I'd  
9 like to give to people of the Town is, I have a concern  
10 about the future spending and the future bills that may  
11 be coming our way from different activities.  
12 The main thing that I liked about this is, the  
13 Town gets a decent amount of money, and I've checked  
14 on it, you know, the Town Administrator has been very  
15 helpful with me, and that's reason enough if you're  
16 confused at all.  
17 You have to have rules to start. We haven't had  
18 rules, but now we do, so let's start, and let's get on  
19 with it. Thank you.  
20 TOWN MODERATOR: Thank you.  
21 Yes, sir?  
22 MR. SMITH: Yeah, I'm sorry. I'm looking for my  
23 voice. Actually, I had the thoughts and then my voice  
24 lost them.



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1 But my parents came here in 1946 on short-term  
2 rental, and we came back and back, maybe ten times.  
3 So, to me, there's a huge history of short-term rentals  
4 in Nahant. We wanted to go to the beach, you know,  
5 so we were across from the beach. It is a wonderful  
6 place to do that.

7 Now, one of the things I have with my house --  
8 first of all, we have five wedding venues and no hotels.  
9 So, one of the reasons to have the Airbnb, particularly  
10 for this community, is to give people access to wedding  
11 venues that we've already approved of, and I think that's  
12 really important.

13 The other thing, though, and I totally agree, and  
14 I've been called before the Board of Selectmen or the  
15 lawyer, is we have to have respect our neighbors. One  
16 of the way to respect them is provide parking. Now,  
17 possibly there might be an idea, so somebody invites  
18 the people and they all come in a car, and one of the  
19 things I found out that I did a reunion of women.

20 Now, it was 14 women and I had plenty of space,  
21 but there were 14 cars, and I didn't like that, but  
22 at the same time, I have a neighbor who goes, well,  
23 let's see, one, two, three, four, five, six - oh,  
24 yeah, oh, God, 14 cars and he goes right to the Town

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1 and complains.

2 So to me, I couldn't keep my house without Airbnb;  
3 it's essential. I retired, my business went to hell  
4 because of the pandemic and the recession, and I had  
5 really nothing left to keep my house except -- so,  
6 I have been doing Airbnb probably longer than anybody  
7 else, about ten years, and it has made all the difference  
8 of whether I can be here, or not do.

9 And I've had people say, well, if you can't afford  
10 to live here, move. Well, you know, I got two-and-a-half  
11 acres, I got a beautiful house that I designed and built  
12 and there's a part of me that wants to keep it, but I'm  
13 one person in this, you know, eight-bedroom house.

14 So, Airbnb has saved me, and it's not -- put it  
15 this way; it's not a gift to me, it's not easy, there's  
16 a lot of responsibility in it, and there's also the  
17 responsibility for my neighbors. But I only have parking  
18 for maybe 80 cars, but I know a lot of neighborhoods  
19 that don't have the parking for the people who live  
20 in the neighborhood.

21 And so, you know, if you had some parking set off  
22 where the Airbnb gave permits down in our Town parking  
23 and people could be bussed over there, that might be one  
24 solution, and that just occurred to me, but it's really

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1 important to respect the community.

2 And I can tell you something in terms of bylaws,  
3 I used those against the guests. I say, well, the Town  
4 has a 10:00 curfew, and then somebody tells me, well,  
5 it really doesn't, but I do, and I just say the Town  
6 does, and I think it's important to have regulations  
7 like that because things can get out of hand, and they  
8 have, and Airbnb has changed it.

9 You used to be able to go to a place and have a  
10 party. Well, you can't. You can come here and stay  
11 at my house, but you can't have a party.

12 The other thing is, I just got a request, somebody  
13 wanted to do a baby shower, I said no, because I don't  
14 know. And other people said they wanted to do a bachelor  
15 party, and I say, no.

16 MALE SPEAKER: Call the question.

17 FEMALE SPEAKER: Let him speak.

18 TOWN MODERATOR: Someone has suggested calling  
19 the question. If you want to call the question, you  
20 have to get in line like everybody else and take your  
21 spot.

22 MALE SPEAKER: (Inaudible, low audio)

23 MS. VANDERSLICE: Hi. I will be brief if I may  
24 speak?

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1 TOWN MODERATOR: You may certainly speak, but  
2 identify -- your predecessor didn't identify himself,  
3 but we know who he is.

4 Go ahead, identify yourself for the record and  
5 say what you want to say.

6 MS. VANDERSLICE: My name is Debra Vanderslice.  
7 I live at 368 Nahant Road. I have my own mind, I don't  
8 necessarily agree with my husband all the time.

9 (Laughter)

10 MS. VANDERSLICE: But I just want to say that  
11 -- that was Carter Smith that just spoke, and you know,  
12 I understand. I get it that people need money sometimes  
13 to stay in Nahant.

14 I want to say I'm a proponent of free enterprise  
15 system, I am not opposed to Airbnbs, but I think at the  
16 end of the day, those of us who live in this quint town  
17 just want good neighbors.

18 Whether they're renting, you know, people are  
19 renting on short-term rentals, permanent residents, or  
20 whatever. I've lived here 25 years and I have mostly  
21 awesome neighbors. There was a period in time when  
22 I did not, and when Mark Cullinan was the Town Manager,  
23 you know, he can tell you that he got calls from me  
24 a lot. That problem has been remedied.

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1 So, at the end of the day, this is not about  
2 eliminating short-term rentals, it's about trying to  
3 maintain good neighbors, good neighborhoods in the town.  
4 And so, all I can say is that I'm for licensure.  
5 If you look at this, it's no different from a hotel  
6 or an inn. These entities have annual licensures, and  
7 that's what this is. It's just to be able to put some  
8 mechanism in place to try and keep the town like it is,  
9 not imposing strict regimes on anybody, but just to be  
10 able to call on these regulations at the rare time when  
11 there may be a need.  
12 So, I encourage you to think about that and to  
13 vote for Article 24.  
14 TOWN MODERATOR: Thank you.  
15 Oh, Mr. McMackin, yes, please.  
16 MR. MCMACKIN: Thank you, Dave. Dan McMackin,  
17 20 Rollins Avenue, speaking as a citizen.  
18 This issue is obviously controversial. We do  
19 not have the right to ban short-term rentals flat out.  
20 That may have some support. There may be some folks  
21 who would like to do that. We've already determined  
22 that that is just not possible under the laws of the  
23 Commonwealth.  
24 So, what we do need to do, is we need to be

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1 able to limit them, restrict them, and regulate them  
2 as best done by the Board of Selectmen. The Finance  
3 and Advisory Committee has worked feverishly and  
4 diligently, at great length, to hammer this out.  
5 I urge you to vote for this.  
6 The subsequent motion, the Citizen's Motion  
7 has largely been compromised by folks who aim to rent  
8 property, some of them are not Nahanters. We wish to  
9 restrict, restrain, and control this, and the people  
10 that can do that best are the people you voted for,  
11 our Selectmen. We need to empower them to look after  
12 our best interests.  
13 Property owners have property rights and they're  
14 entitled to enjoy the benefits of their properties.  
15 They are protected. They're especially protected under  
16 this, but what I can say is, I urge you to vote 425  
17 as recommended by the Finance Advisory Committee --  
18 SPEAKERS: 24.  
19 MR. McMACKIN: 24, sorry. We have worked pretty  
20 feverishly to bring this before you, and none of us  
21 stand to benefit from it personally, unlike the folks  
22 on the Citizen's Petition. Thank you.  
23 TOWN MODERATOR: Thank you. Hello. I'm hoping  
24 I can even -- there we go. I got you guys now.

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1 All right. Mr. Sheehan, please identify yourself  
2 and proceed.  
3 MR. SHEEHAN: Thank you, Mr. Moderator.  
4 Dana Sheehan of 40 Valley Road. I move to call  
5 the question --  
6 TOWN MODERATOR: The question has been called  
7 for, and that means the debate will be cut off. The  
8 calling of the question is -- the question is whether  
9 to call the question or not.  
10 Those in favor of calling the question signify  
11 by saying, "Aye."  
12 AUDIENCE: "Aye."  
13 TOWN MODERATOR: Those opposed, "No."  
14 Unanimous vote in favor.  
15 Now, we call for the motion on 24. Let me see.  
16 So, the motion on 24 is to move that the Town  
17 General Bylaws amended by adding Article 19 as shown  
18 in Appendix 7 of the report at Pages 77 to 81, to  
19 regulate short-term rentals.  
20 All those in favor of that motion vote, "Yes,"  
21 those opposed, "No."  
22 (Voting Commenced)  
23 TOWN MODERATOR: The motion passes, 156 to 28.  
24 This brings up the second half of the motion

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1 dealing with the zoning bylaws.  
2 So, Mr. Vanderslice?  
3 MR. VANDERSLICE: I move that the Town's zoning  
4 bylaws are amended as shown in Appendix 9 of the Report  
5 and Recommendations of the Advisory and Finance Committee  
6 on pages 87 to 94, To address the use of short-term  
7 rentals as promulgated by the Short-Term Rental Bylaw  
8 Advisory Committee.  
9 MR. BARBA: Seconded.  
10 TOWN MODERATOR: Seconded by Mr. Barba.  
11 Further discussion on this zoning bylaw part?  
12 MR. MIHOVAN: Yeah, I have --  
13 TOWN MODERATOR: Yes, sir, there are you. I told  
14 you would -  
15 MR. MIHOVAN: I'm back again.  
16 TOWN MODERATOR: I'd told you we'd be here.  
17 I knew you were --  
18 MR. MIHOVAN: I'm not going anywhere.  
19 TOWN MODERATOR: I knew you were persistent.  
20 MR. MIHOVAN: I would like to make a motion to  
21 amend the current -- oh, I'm sorry. George Mihovan,  
22 64 Lennox Road, Nahant, Mass, 63 years in this town.  
23 Once again, I would like to make a motion to amend  
24 the current proposed zoning bylaw changes as follows;

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1 Article 24 Zoning Bylaw Amendment, Section 4.13, Table  
2 1, Table Use of Regulations. Description of Use.  
3 TOWN MODERATOR: Hold on for one second. Are you  
4 referring to a particular page in the report? I think  
5 you are.  
6 MR. MIHOVAN: I'm not sure to tell you the truth.  
7 TOWN MODERATOR: What --  
8 MR. MIHOVAN: First of all, I'd like to clear  
9 up a question. People have been saying that we cannot  
10 ban in short-term rentals in this town. We can't ban  
11 owner-occupied short-term rentals, but we can ban non-  
12 owner occupied short-term rentals in this town. It's  
13 been done all around the State of Massachusetts. Boston  
14 does it for the bigger city in the State of Massachusetts.  
15 So, people aren't informed enough here. We can  
16 stop the non-owner occupied rentals, the short-term  
17 rentals in this town, and I would like to make an  
18 amendment to that for the description of use, short-term  
19 rentals, non-owner occupied and residential R1, and R2  
20 districts change from special permit to end, not permitted  
21 at all.  
22 TOWN MODERATOR: Okay. Could you -- there's not  
23 anyone in here?  
24 So, let's look on page 91 of the report. I just

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1 want to see what language you're talking about, Josh,  
2 so we make your motion clear, so --  
3 MR. MIHOVAN: 91. I'm going there. I'm a little  
4 bit nervous.  
5 TOWN MODERATOR: Do you see it? Okay. So, R1  
6 and R2, "Short-term non-owner occupied," you have  
7 special permit, special permit for R1 and R2.  
8 MR. MIHOVAN: Yeah, I'd like to change that.  
9 TOWN MODERATOR: And you want to just take that  
10 as being --  
11 MR. MIHOVAN: To change it to, end not permitted.  
12 TOWN MODERATOR: End.  
13 MR. MIHOVAN: Yeah, that would save, I think,  
14 all kinds of problems with this because we are allowed  
15 to be in short-term rentals, non-owner occupied in this  
16 town.  
17 It's of detriment to the Town. The people keep  
18 talking, oh, they're going to have friends and relatives,  
19 weddings and so on and so forth, we're ready to open up  
20 another wedding reception hall over at the old Bayside.  
21 It's going to destroy this town.  
22 There's not that much money coming in from these  
23 people. A lot of them don't even live in the town, they  
24 don't even live in the State, no excise tax, no this,

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1 no that. The property value goes down, anyone know?  
2 TOWN MODERATOR: So, I hear you, but is there a  
3 second for the motion?  
4 FEMALE SPEAKER: Second.  
5 FEMALE SPEAKER: Second.  
6 TOWN MODERATOR: All right. Motion moved and  
7 seconded to change on page 91 the entries under R1  
8 and R2, next to short-term rental, non-owner occupied,  
9 and you wish to change them from SP to N, --  
10 MR. MIHOVAN: For non-permitted, yes.  
11 TOWN MODERATOR: -- both of them?  
12 MR. MIHOVAN: Yeah.  
13 TOWN MODERATOR: So, that's the motion before  
14 the House. Further discussion?  
15 MR. MIHOVAN: Can I explain why?  
16 TOWN MODERATOR: You're entitled to discuss it,  
17 absolutely.  
18 MR. MIHOVAN: Okay.  
19 TOWN MODERATOR: Further discussion on the motion.  
20 MR. MIHOVAN: Okay. Well, we all know the Town  
21 of Nahant is a beautiful place to work and raise a  
22 family, however, the recent proliferation of non-owner  
23 occupied short-term rentals is having a negative impact  
24 on our community. I have two with one right beside me,

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1 and one across the street.  
2 It has been a nuisance to us, people coming and  
3 going at all hours of the night, slamming car doors,  
4 waking myself and my wife up.  
5 Some of the negative impacts on short-term rentals  
6 include the properties that are rented out for shortest  
7 period of type, typical to tourists or vacationers.  
8 They are often located in residential neighborhoods  
9 and have a significant impact on the quality of life  
10 for those who live nearby, increased noise and traffic,  
11 reduced parking availability, decreased property value.  
12 I wouldn't want to buy a house next to a short-term  
13 rental.  
14 Increased crime, a loss of sense of community.  
15 In addition, the short-term rentals can contribute to  
16 the problem of housing affordability in Nahant. When  
17 the property is used as a short-term rental, it's no  
18 longer available for long-term rental, which can make  
19 it more difficult for people to find affordable housing  
20 in this town.  
21 For these reasons, I am proposing that the Town  
22 of Nahant ban non-owner occupied short-term rentals.  
23 This would help to protect our community from the  
24 negative impacts of short-term rentals, and ensure

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1 that Nahant remain a desirable place to live.  
2 I urge you to support this proposal, and again,  
3 special concerns; very noisy, especially when guests  
4 are coming and going, late night, early in the morning.  
5 This can be a major nuisance for neighbors, especially  
6 those who work early in the morning, or have young  
7 children.  
8 Traffic -- can also lead to increased traffic.  
9 Short-term rentals can also increase traffic in  
10 residential neighborhoods. They can make it difficult  
11 for residents to find parking, it can also increase  
12 the risk of accidents.  
13 Seduced parking availability. Short-term rentals  
14 often have multiple guests who may not all have their own  
15 cars that can lead to shortage of parking in residential  
16 neighborhoods, making it difficult for residents to find  
17 places to park their own cars.  
18 Decreased property values. Short-term rentals have  
19 a negative impact on the property values in residential  
20 neighborhoods. This is because potential buyers are  
21 less likely to want to live in a neighborhood where  
22 there are a lot of short-term rentals due to noise,  
23 traffic, and other things.  
24 And also, a loss of sense of community. Short-term

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1 rentals can also contribute to the loss of a sense of  
2 community in residential neighborhoods. They also have  
3 -- they often transient population of guests who do not  
4 get to know their neighbors or become involved in the  
5 community.  
6 I think it makes it difficult for residents to  
7 enjoy their homes and their neighborhoods, and like  
8 I said, decreases the number of people who participate  
9 in town events, activities, and also leads to a decrease  
10 in the number of people who volunteer their time to the  
11 Town.  
12 For all these reasons, I believe the Town of  
13 Nahant should ban non-owner occupied short-term rentals.  
14 This would help protect the Town's housing stock, reduce  
15 noise and traffic, and promote a sense of community.  
16 Thank you very much.  
17 TOWN MODERATOR: Thank you, Josh, very much  
18 appreciated.  
19 MR. MIHOVAN: George.  
20 TOWN MODERATOR: George. I thought you said Josh.  
21 Wait a minute.  
22 MR. MIHOVAN: Call me anything, but please don't  
23 call me late for dinner, I guess, huh?  
24 (Laughter)

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1 TOWN MODERATOR: You got it. Thanks, George.  
2 All right. Tony?  
3 MR. BARLETTA: I just wanted to speak on this  
4 motion to try and help provide some clarity in case  
5 there's any questions on this.  
6 So, the general bylaw that just passed requires  
7 that all short-term rentals whether they're non-owner  
8 occupied, owner occupied, or owner adjacent, are going  
9 to have to get a license every year from the Town.  
10 So, for those concerns that were just raised, those  
11 are going to be considered in the regulations.  
12 If a short-term rental host is not abiding by  
13 those regulations, they stand to lose their license --  
14 their local licensure; right? So, either way, there's  
15 an annual check at the Town level.  
16 And I wanted to -- on the non-owner occupied for  
17 the special permit, what the Short-Term Rental Committee  
18 recommended, when they looked at the difference between  
19 owner occupied and non-owner occupied, they started to  
20 list out kind of what are those characteristics that  
21 we're concerned about and they turned those into standards  
22 that the ZBA would measure those applications by.  
23 So, if you are a non-owner occupied host, and  
24 you're applying for a special permit from the ZBA,

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1 they're going to measure your application on a number  
2 of different factors, and if you go to page 90 in your  
3 Fin Com Book, it's in the -- there's eight different  
4 standards there, and a lot of them speak to the concerns  
5 that were just raised.  
6 So, the Short-Term Rental Committee considered  
7 what George just brought up. They felt that these  
8 standards that the ZBA would measure applications by  
9 would cover a lot of those concerns, and then there's  
10 the safety net of the general bylaw that just passed  
11 that requires an annual renewal with the Town.  
12 That's all.  
13 TOWN MODERATOR: Thank you.  
14 Further discussion on the motion?  
15 MR. WALSH: Jim Walsh, --  
16 TOWN MODERATOR: And motion is as amended by  
17 George at the moment.  
18 MR. WALSH: By Josh?  
19 TOWN MODERATOR: By George.  
20 MR. WALSH: Oh, I see. Okay.  
21 (Laughter)  
22 MR. WALSH: So, Jim Walsh, 33 High Street.  
23 I originally -- I mean, I voted for the first part  
24 of this, and I did that because I thought it made sense

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1 for the Board of Selectmen to have the opportunity  
2 to study and think about and get responses from other  
3 citizens about what makes sense in terms of short-term  
4 housing.

5         However, now that we have an amendment on a  
6 specific thing, it creates kind of a problem because  
7 I have a strong opinion on this particular matter,  
8 realizing, of course, that others can differ and  
9 reasonably differ with me, I understand that.

10         But from the beginning, I thought it made sense  
11 to restrict short-term rental housing to owner-occupied  
12 units, and the reason for that is -- well, there are  
13 many. George laid out many of the potential problems  
14 with it, but one of them I'm not sure that he mentioned  
15 is, I guess he did, taking away units that could be  
16 rented to families who want to live in town.

17         If we have a situation where it makes economic  
18 sense for a developer or someone who owns a lot of  
19 rental property to come in and start buying up smaller  
20 homes or units, and then deprive them, others of coming  
21 here to live, there would be no place that they could  
22 afford live.

23         So, I think the more reasonable approach on this  
24 would say if someone already has non-owner occupied

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1 units, then they're grandfathered, we're not going to  
2 affect them, but I would like to see a situation where  
3 developers are not encouraged to come into town and buy  
4 up small units and deprive families of living there.

5         At the same time, I strongly agree with Carter  
6 Smith's opinion, that if you're having guests come  
7 in from out of town for a birthday or something of  
8 that sort, he wants them to have a place to live in  
9 town, you know, temporarily, so I'm not against the  
10 idea of short-term rental housing. I simply do not  
11 like the idea of somebody in San Francisco buying up  
12 10 units in Nahant and then having no other connection  
13 to our community.

14         So, I'm going to vote in favor of this amendment.  
15 I wish it had not come up quite this way, and I realize  
16 that, you know, people can have different opinions,  
17 but right now, I'm going to vote yes for the amendment.

18         TOWN MODERATOR: Thank you very much.

19         Yes, sir?

20         MR. BARANEK-OLMSTEAD: Brendan Baranek-Olmstead,  
21 2 Summer Street, Nahant.

22         This maybe a question more for a town legal  
23 counsel. If this were to pass and it's restricting  
24 on the residential zoning, but it's still allowing

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1 special permits for the business owning, does that  
2 open the town up to litigation where we are in essence  
3 discriminating, you know --

4         Or the other is the difficulty I see is, we have  
5 very few properties in the business zoning that could  
6 be developed or used. Pretty much all the business  
7 zoned locations I think are occupied currently.  
8 There's maybe only one or two that are vacant.

9         Is that -- I'm just trying to -- I'm one -- I'm  
10 just concerned that it opens up to potential litigation  
11 if this passes that there would be litigation to then  
12 roll back the bylaw?

13         MR. SKRIP: Well, whether there's litigation is  
14 an open question, there can always be litigation; okay?  
15 Now, the likelihood of that being successful I think is  
16 very small. The Statute, 64D, Section 14 specifically  
17 gives us the right to regulate the existence of short-term  
18 bylaws -- I'm sorry, short-term rentals, which includes  
19 where and when they can exist.

20         So, this would be an example of where we're saying  
21 they cannot exist in this particular circumstance. So,  
22 there might be litigation, sure there could be, but  
23 I doubt there's any real chance of it being successful.

24         MR. BARANEK-OLMSTEAD: Okay. So, there's no

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1 concern that if there's really only one or two actual  
2 properties that are zoned for business that would be  
3 available, that that's not a -- you know, justification  
4 for the Court to say, no, that the law -- the bylaw  
5 that was passed was too restrictive, because you've  
6 created a law, but pretty much only one person in  
7 a sense could take it?

8         MR. SKRIP: Again, again I don't see being a very  
9 successful argument. Keep in mind, though, that these  
10 -- if they're passed, these bylaws will be vetted by  
11 the Attorney General's office, who will probably address  
12 that issue.

13         And then, if they do deem it to be illegal, they  
14 will strike it down, but I don't see that happening,  
15 to be quite frank. And let's keep in mind, we're only  
16 talking about non-owner occupied. This doesn't apply  
17 to owner-occupied or owner-adjacent, which are untouched  
18 at this point. So, they can exist anywhere with the  
19 regulations.

20         So, can there be litigation? There can always be  
21 litigation. Is it going to be successful? I doubt it.

22         MR. BARANEK-OLMSTEAD: Okay. Thank you.

23         TOWN MODERATOR: Thank you.

24         Mr. Barba?

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1 MR. BARBA: Pete Barba, 22 Emerald Road. I think  
2 this is a little too restrictive. Yes, we're trying  
3 to avoid having, you know, somebody from California  
4 buy up a whole tract the land and and turn it into a  
5 bunch of Airbnbs.  
6 Quite personally, you know, the the Committee  
7 went in and put in a 4 percent cap on the housing stock,  
8 so we already have a limit giving the Selectmen kind of  
9 controls to, you know, put in rules and regulations.  
10 We already have -- earlier, somebody mentioned  
11 about, you know, quiet time or whatever. We already  
12 have some of those bylaws in in the system already.  
13 The other thing is, you know, I sat on the Zoning  
14 Board of Appeals for a number of years having folks that  
15 don't live here have to go through a special permitting  
16 process. This allows you as a neighbor to literally  
17 stand up and say, no, I don't want that next door.  
18 That's the process, you know, for a special permit.  
19 So, again, we have some we have some folks in  
20 town that may own additional pieces of property and  
21 want to have one as a Airbnb and live in the other.  
22 Again, I think allowing our Selectmen, and you know,  
23 putting in zoning regulations allows for us to control  
24 it. You know, this is a small town, yes, we want to

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1 keep the fabric of our town the way it is.  
2 I don't support this, I think it's too restrictive,  
3 and I don't think it's necessary. Thank you.  
4 TOWN MODERATOR: Thank you.  
5 Yes, sir.  
6 MR. SPIRN: Hi, Paul Spirn, 36 Maolis Road.  
7 With all due respect, I disagree with what you've  
8 just said. I'm afraid that as it stands now, allowing  
9 non-owner occupied small short-term rentals is an  
10 invitation for people to invest in property here, and  
11 has the side effect of discouraging less remunerative  
12 investment in property that might help us solve our  
13 affordable housing problem.  
14 Now, as in many things, my wife points out something  
15 very important that I overlooked, and that is that the  
16 text of the amended motion, as it appears in front of  
17 us, is not correct. The amendment was only to change  
18 the designation of R1 and R2 for non-owner occupied,  
19 not for all three categories.  
20 TOWN MODERATOR: Aha.  
21 MR. SPIRN: So, that needs to be -- okay. Having  
22 said that, I would like to extend the change in zoning  
23 designation to include the owner-adjacent properties  
24 in R1 and R2, to SP -- excuse me, to, N, as well, and

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1 I've asked George if he would agree to change his  
2 amendment to include that, and he has agreed, but  
3 I'm sure you need to hear from him as to whether --  
4 TOWN MODERATOR: I think, unfortunately, we need  
5 to hear from the folks on the amendment. So, --  
6 MR. SPIRN: Okay. I'm not going to tell you  
7 how to run the meeting.  
8 TOWN MODERATOR: So, you are proposing a second  
9 amendment, and this will be the only -- you can only  
10 have two amendments at any given time.  
11 So, the second -- the first amendment to change  
12 R1 and R2 on page 91 under short-term rental, non-owner  
13 occupied from SP to N, and as I understand it, your  
14 second amendment now suggests that you change under,  
15 short-term rental owner adjacent R1 and R2 from P to N.  
16 Is that what you're doing?  
17 MR. SPIRN: Yes, but I'll wait until the first  
18 amendment is voted.  
19 TOWN MODERATOR: The first amendment will be  
20 voted on, and --  
21 MR. SPIRN: Then I will withdraw it. I won't  
22 stand in the way of that motion.  
23 TOWN MODERATOR: No, that's all right. We can  
24 do it as two amendments, but -- so, the proposal before

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1 the House then is to change both non-owner occupied,  
2 and owner-adjacent short-term rental entries for the  
3 R1 and R2 Districts from what they are now, to not  
4 allowed.  
5 Is there a second for that motion?  
6 MALE SPEAKER: Seconded.  
7 FEMALE SPEAKER: Seconded.  
8 FEMALE SPEAKER: He just withdrew that.  
9 MR. SPIRN: I withdrew that.  
10 TOWN MODERATOR: You withdrew it? Okay. If you  
11 withdraw it, then we can go on.  
12 Yes, ma'am? Sorry.  
13 MS. BARANEK: Jeannie Baranek, 2 Summer Street,  
14 Nahant. This is a legal-technical question.  
15 What if the House is owned, the owner is a trust?  
16 I'm bringing this up because before Brendan was the  
17 owner now of the house, our house had been placed in  
18 a trust.  
19 TOWN MODERATOR: Yeah.  
20 MS. BARANEK: And we have -- I mean, I've lived  
21 in that house for 51 years.  
22 TOWN MODERATOR: Yes. Congratulations.  
23 MS. BARANEK: Well, thank you.  
24 (Laughter)

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1 MS. BARANEK: But I raise the question in terms  
2 of there may be other people in Nahant that have lived  
3 in the house, but the house technically is listed as  
4 a trust.

5 TOWN MODERATOR: I'd hate to think of how many  
6 houses in Nahant are actually listed as a trust, but  
7 we have a lawyer right here, and I'm a pattern lawyer,  
8 so I'm not going to answer it.

9 MS. BARANEK: Okay. Thank you.

10 MR. SKRIP: As the language reads, if it's your  
11 principal residence, then -- well, notwithstanding  
12 whether it's a trust or not, it would be qualified  
13 for an owner-occupied.

14 So, it's got to be a principal residence, and  
15 that language was specifically added by the committee,  
16 keeping in mind, folks come and go from Nahant,  
17 especially the snowbirds and people like that.

18 TOWN MODERATOR: Thank you.

19 Further discussion?

20 Sir?

21 MR. CLARK: Yeah. My name is Mark Clark. I live  
22 down on Furbush Road, and I'm really in support of this.

23 My street is very short, there's four houses on  
24 my street, and two of them are bnb's. My neighborhood

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1 -- they had to check on the person because he was  
2 contemplating suicide.

3 So, it's -- if you've got a big neighborhood with  
4 lots of homes, maybe you can stick one in there, but on  
5 my street, if you grandfather these two in, I've lost  
6 my neighborhood. And what it is, I'd love to see owner  
7 -- you have to own in there, and then you can rent  
8 out, that would really help. So, I want you to think  
9 real hard on -- it's changed my neighborhood.

10 I had the best neighborhood in the world. It isn't  
11 anymore. It's a business and that's why the people go  
12 into this, is to make money, you know, so, that's my say.

13 TOWN MODERATOR: Thank you very much.

14 (Applause)

15 TOWN MODERATOR: Yes, sir? We're still speaking  
16 on the amendment which would eradicate the non-owner  
17 occupied short-term rentals in R1 and R2 Districts.  
18 We're still talking about that amendment.

19 Yes, sir?

20 MR. VIVIANO: Steven Viviano, 47 Little Nahant  
21 Road. Planning Board, I've been on for about seven  
22 years. I did have I did have the luxury of serving  
23 on the Short-Term Rental Committee with some great  
24 folks.

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1 was one of the best neighborhoods in the world to live  
2 in, now it isn't.

3 One of the persons travels a lot, so we don't see  
4 him as much, but the two BNB's, every three days there's  
5 new people in there. You know, before, I could always  
6 go to the neighbor if they were having a problem,  
7 or if I wanted to borrow a cup of sugar or something;  
8 right? And my kids -- I have my grand kids with us  
9 a lot now, we babysit them. When my kids were growing  
10 up, they'd run around through the bird sanctuary and the  
11 neighborhood, the neighbors looked after one another.

12 Now, when I have my grandchildren there, where  
13 there's two BNB's, I never know who's in those homes,  
14 so I've lost that ability for my neighbors to look after  
15 our children.

16 And it's so nice to have people that you can go  
17 talk to. When you have people that are in there for  
18 three days, you have no relationship with them. You  
19 don't know if you have a pedophile that's living in  
20 there because they don't have to register in a short  
21 period of time; right?

22 FEMALE SPEAKER: Yes.

23 MR. CLARK: We've already had in one of the BNB's,  
24 the police had to come in because there was an attempted

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1 A little history on me. I've been in town 30  
2 years -- 31 years I went to the Johnson School.  
3 I grew up here, the best thing that ever happened  
4 to me. I personally am involved with short-term  
5 rentals. I didn't prepare to speak today, I didn't  
6 prepare anything.

7 I know opinions vary, but it's tough for me as  
8 just the resident of the town, as a member of the  
9 Planning Board, to sit back there's a lot of truth  
10 to everything. There's a lot of worry that we should  
11 consider, but it's tough to sit back as I watch this  
12 process unroll being on the Short-Term Rental Committee.

13 These have been in town for 12 years, short-term  
14 rentals, and we didn't hear much about them, and then  
15 I thought I'd get on this committee and we would develop  
16 some rules and regulations, and all of a sudden, it  
17 became cast in a pretty bad light.

18 I'd like to point out the fact, I have rentals  
19 in Nahant, and a lot of the people would come and they  
20 would stay for just the summer months and then they  
21 would leave, and then I would get calls from people  
22 saying, do you have a place to put my family member  
23 for a wedding, for a holiday, for similar situations.

24 So, it kind of metamorphosized, and and took a

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1 toll on its own. I think priority number one, this  
2 is a very small town, we don't have a traffic light,  
3 that's usually what I tell people, you know, when  
4 I want to give them the relative size of the town.

5 I think community involvement and neighbors  
6 involvement in this is extremely important. I think  
7 if this fails, I think if these become burdensome  
8 enough, I'd be the first to come up here and say  
9 shut them down. But I think what we're really not  
10 considering is, we're not creating rental units, they  
11 are rental units, and they do collect money and they  
12 do make whoever's on the receiving end of the money,  
13 money, but if it was a long-term apartment, it would  
14 be the same thing.

15 You know, one could argue that one is short-term.  
16 Of course, there's a big difference between the two  
17 of them, but they're both generating revenue, and with  
18 a short-term rental, the upside I see to it, as any  
19 opposing member of any situation, you have the option  
20 and you have the position to step in and say, no more,  
21 or you can't do this, you can't do that, when long-term  
22 rentals, you don't so much.

23 So, you know, I just -- I'd like to stand up here  
24 and put a face to kind of both sides. I'm definitely

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1 with both sides. I've I served on that committee, not  
2 to serve myself, I served on the committee to hear and  
3 to learn, but I hope everyone gives it some thought  
4 that, you know, there's there's definitely a lot of  
5 downside we have to protect it.

6 But also, we might not all be so lucky to have  
7 a big enough house that relatives can stay in for a  
8 funeral, for a wedding, for a holiday, and you'd be  
9 shocked if you saw the guest log of who's actually  
10 staying at these places. It's not it's not parties,  
11 and if it is parties, someone's soliciting that and  
12 they should be shut down and ended.

13 But for the most part it's really, it fits Nahant  
14 somewhat well, so I wish there was more involvement.  
15 While I was on either committee, there was a good amount  
16 of involvement, but I wish more people got in and said,  
17 well, who's staying here, how long are they staying,  
18 what are they doing, because, I'm not up here to sell  
19 a dream, but there's a lot more good to the everyday  
20 of it, and I think a lot of the properties are taken  
21 serious.

22 They're upheld beautifully and that doesn't make  
23 them good if they're bothering the neighbors, but I  
24 just think there's a little bit more to it, and I hope

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1 we can all consider that, and whatever the Town votes,  
2 however the Town feels, that's the way to go, and,  
3 you know, I stand behind it, but, again -- thank you.

4 TOWN MODERATOR: Thank you.  
5 Yes, sir?

6 (Applause)

7 MR. CARRANGELO: Ken Carrangelo, 81 Willow Road.  
8 Two quick questions here. Given the amendments that  
9 we're talking about here that are essentially banning  
10 Airbnbs in these specific areas, if the Attorney General  
11 strikes -- finds what we're potentially voting here as  
12 not in conformance with Massachusetts Law, because we  
13 are effectively trying to ban Airbnbs in this specific  
14 context, does that strike down everything up to it, or  
15 is it -- do they just say, no, you can't do this, but  
16 the rest of it stands?

17 MR. SKRIP: The municipal law unit of the Attorney's  
18 General's Office will splice out the illegal portion  
19 if there is one, and they'll just slice -- they'll just  
20 -- they'll cut down that and leave the rest standing.

21 MR. CARRANGELO: Okay.

22 MR. SKRIP: Does that answer your question?

23 MR. CARRANGELO: Great. That's one.

24 And my second question was, in making these

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1 changes so non-owner occupied and owner adjacent being  
2 gone, if someone owns a house today, if someone has  
3 lived in Nahant for five generations and decides they  
4 want to retire to Florida, but keep their house and  
5 rent it out, by making this change, that prevents that  
6 from being possible; is that correct?

7 MR. SKRIP: Well, if --

8 FEMALE SPEAKER: (Inaudible, low audio)

9 MR. CARRANGELO: No, as a short-term rental.

10 MR. SKRIP: If that resident moved to Florida,  
11 then that house in Nahant no longer is their principal  
12 residence, so then they would be then qualified as a  
13 non-occupied, or come in under the non-owner occupied  
14 portion of this bylaw, true.

15 MR. CARRANGELO: Okay.

16 MR. SKRIP: So, it gets an annual registering  
17 process, so if they move -- they moved down last year  
18 -- maybe last year, for six months they were here, but  
19 now they're not here at all, --

20 MR. CARRANGELO: Mm-hmm.

21 MRR. SKRIP: -- you're right, that changes the  
22 category.

23 MR. CARRANGELO: Okay. But the primary residence  
24 is what drives whether they can --



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1 MR. SKRIP: Absolutely, yeah, and that was by  
2 design. That was deliberate.  
3 MR. CARRANGELO: Okay. Thank you.  
4 MR. SKRIP: That wasn't by accident.  
5 TOWN MODERATOR: Thank you.  
6 Doctor?  
7 MR. BROWN: Dewitt Brown, 23 Phillips.  
8 Call the question, please.  
9 TOWN MODERATOR: The question has been called for.  
10 The vote now is whether or not the question is  
11 adequately called for, and we cutoff further debate.  
12 Those in favor of cutting off further debate,  
13 signify by saying, "Aye."  
14 AUDIENCE: "Aye."  
15 TOWN MODERATOR: Those opposed, "No."  
16 AUDIENCE: "No."  
17 TOWN MODERATOR: The, "Ayes" have it by an almost  
18 infinite amount.  
19 (Laughter)  
20 TOWN MODERATOR: So, now we go to the amendment,  
21 and the amendment is, as we said, changing the short-  
22 term rental non-owner occupied in Zoning -- Zones R1  
23 and R2 from special permit to N, not permitted.  
24 If you're in favor of that amendment, then vote,

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1 "Yes." If you're against it, vote, "No."  
2 AUDIENCE: (Inaudible, low audio)  
3 TOWN MODERATOR: Is what?  
4 AUDIENCE: (Inaudible, low audio)  
5 (Applause)  
6 TOWN MODERATOR: So, 122 to 53. The question  
7 is whether that's a two-thirds vote. I don't think  
8 it is. This is amendment to a thing on the floor.  
9 Now, this will be a two-thirds vote.  
10 MR. RAUWORTH: Yeah.  
11 TOWN MODERATOR: Okay. I thought -- every once  
12 in a while, I'm right, I don't know what happens.  
13 So, now we are dealing with the motion as amended.  
14 Is there further discussion of the motion as amended?  
15 MR. RAUWORTH: Point of order, Mr. Moderator.  
16 It seems to me even with this amendment having  
17 been adopted, it does not take all the guts out of the  
18 motion that was originally proposed to amend the zoning  
19 bylaw, because in particular there's two categories in  
20 which -- in the B1 and B2 Zones, special permits are  
21 still called for.  
22 So, I suggest that the Town still needs to act  
23 on the zoning amendment to require a special permit  
24 for non-owner occupied short-term rentals in those

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1 two zoning districts.  
2 TOWN MODERATOR: I'm sorry, but the original  
3 motion --  
4 MR. RAUWORTH: You withdrew it.  
5 TOWN MODERATOR: The original motion was to pass  
6 the zoning bylaw as presented at page 91 -- 90 or 91,  
7 in those pages, and there was an amendment to that  
8 to change the sections under R1 and R2 in the case  
9 of non-owner occupied short-term rentals, and that  
10 amendment has been accepted.  
11 MR. RAUWORTH: Correct.  
12 TOWN MODERATOR: Now, the remainder of the --  
13 MR. RAUWORTH: It does not affect --  
14 TOWN MODERATOR: -- now, the article as amended  
15 is up for discussion and vote.  
16 MR. RAUWORTH: Fair enough. But even if that  
17 gets adopted, there's still residual action that was  
18 proposed and called for in the warrant to amend the  
19 zoning bylaw to require a special permit in the B1  
20 and B2 Zones.  
21 AUDIENCE: (Inaudible, low audio)  
22 TOWN MODERATOR: That's still here. That's still  
23 in the motion.  
24 MR. RAUWORTH: Okay. Well, we just need to make

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1 sure we don't forget about it, because it sounds as if  
2 the action -- we're going to go forward and adopt the  
3 amended provision, so we have to circle back to this  
4 provision as it relates B1 and B2.  
5 TOWN MODERATOR: It's the same as it was when we  
6 left it. It is a special permit under B1 and B2 for  
7 non-owner occupied --  
8 MR. RAUWORTH: Okay. Then, let me clarify --  
9 TOWN MODERATOR: -- and that's the way it is.  
10 MR. RAUWORTH: Let me clarify, the provision  
11 on which we will be voting is to make R1 and R2 not  
12 permitted, and --  
13 TOWN MODERATOR: We already voted on that.  
14 MR. RAUWORTH: We voted to amend the proposition.  
15 We did not vote on the actual provision.  
16 TOWN MODERATOR: Okay.  
17 MR. RAUWORTH: So, if we now go ahead and vote  
18 in favor of the article as amended, it will have the  
19 effect that B1 and B2 -- I'm sorry, R1 and R2 become,  
20 N, not permitted, and B1 and B2 become special permit.  
21 TOWN MODERATOR: That's correct.  
22 MR. RAUWORTH: Okay. So, is that now before the  
23 House?  
24 AUDIENCE: Yes.

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1 TOWN MODERATOR: The original motion as amended  
2 is before the House, that's right.  
3 MR. RAUWORTH: Okay. Is it open for a discussion?  
4 TOWN MODERATOR: Yeah.  
5 MR. RAUWORTH: Okay. Then I'd just like to propose  
6 that the House adopt the amended motion. It may not  
7 have a very great effect in town because of the number  
8 of properties that are affected in the B1 and B2 Zone,  
9 there may not be any, I don't know if there are.  
10 There may be some, but with respect to those that  
11 calls for anybody who is going to have a non-owner  
12 occupied, including a non-resident operated short-term  
13 rental to apply for a special permit, and I suggest  
14 that that is a good protection for the Town.  
15 Tony outlined some of the reasons. It means that  
16 the ZBA would have to expressly find that permitting  
17 that sort of a short-term rental would be in the best  
18 interest of the Town for the reasons that are set forth  
19 on page 90. Thank you.  
20 TOWN MODERATOR: Thank you.  
21 Yes, Patty?  
22 MS. MAGNER: Patricia Magner, 15 Breezy Hill  
23 Terrace.  
24 I did some research on BNB's, and I have lots

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1 of friends that own property in Boston. An LLC has  
2 to be in good standing to do business, and I know a  
3 lot of people did a lot of work over the last two years,  
4 but they said for a short-term rental, or basically a  
5 BNB that's done through the internet, not through a  
6 real estate agent, that you have to have two LLCs.  
7 You have to have one LLC to -- there's some  
8 properties that are under LLC ownership, but to operate  
9 it as an Airbnb, which is really what we're talking  
10 about, they have to - they'd have to have a second LLC.  
11 The thing is, an LLC, it's different from all  
12 the people that have trusts. The LLC is to protect  
13 you from getting sued. But if you're not -- if your  
14 corporate taxes and your corporate status isn't up-to-  
15 date, you're not supposed to have a short-term rental.  
16 And I know a lot of these -- the work has been done,  
17 and they've used LLCs, a lot of people that are  
18 interested in it have property under an LLC.  
19 So, I don't know how this group can kind of amend  
20 this whole documentation, but the LLC is the same problem  
21 as basically -- this short-term rental is about single  
22 residential property that's single ownership. You can  
23 have an illegal apartment and get away with it, but  
24 it's still an illegal apartment.

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1 So, a lot of the short-term rental is somebody,  
2 you know, somebody's living in the house, they had a  
3 basement unit, it might have been a family unit, it  
4 might have been their property for a relative, you had  
5 to have open egress. I'm speaking as a former assessor,  
6 so I have read all of the zoning and whatever. You have  
7 to open, and open means egress.  
8 Now, in the short-term rentals, we have basically  
9 -- we have situations where there's a rental of an  
10 illegal apartment, and maybe two people can be in the  
11 bedroom. We have never pulled anything about the current  
12 zoning, which actually prohibits more than three people  
13 occupying a residential property.  
14 There's a provision, obviously, for domestic  
15 partners, whatever that aren't married, whatever, but  
16 it's really not supposed to be -- our zoning law has  
17 not been amended to kind of say you can have 18 people  
18 in a 2,000 foot lot with a three-story high building  
19 with no parking, and then ask your neighbors to risk  
20 their life in the winter in a snowstorm because it's  
21 being rented for a short-term, and the streets are  
22 blocked.  
23 Most of you don't remember the storms we've had  
24 before, but Army Corp of Engineers has had to dig people

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1 out of streets. I have no problem with people renting  
2 legal apartments. If they want to do it short term,  
3 if they want to use technology, but I don't particularly  
4 -- I'm not a fan of the street parking.  
5 We have a sign coming into the Town, "Welcome to  
6 Nahant, you're not allowed to park here," and then we're  
7 asking the provision to have parking for rentals.  
8 So, the rental issue and the people -- the short  
9 term dump their trash in front of other people's houses.  
10 So, I'm just saying we should make sure that this is  
11 exactly what we want when we vote for it. Thank you.  
12 TOWN MODERATOR: Thank you.  
13 (Applause)  
14 TOWN MODERATOR: Yes, Jim?  
15 MR. WALSH: Jim Walsh, 33 High Street. I'd like  
16 to ask the Town Council a question, but I'll preface  
17 it by saying, when I spoke earlier about short-term  
18 rental, I wanted to mention Steve Viviano, mainly  
19 because I have done business with him.  
20 I've have visitors come to Nahant and stay in  
21 short-term rentals that he owns, and his impact basically  
22 on the Town has been good. He's improved properties.  
23 He's done some terrific stuff. So, I just want to make  
24 sure, Town Council, that if we pass this, Mr. Viviano's

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1 properties that where he does not live, he would still  
2 be able to rent those.  
3 TOWN MODERATOR: Jim, I'm sorry. We're not going  
4 to get legal rulings on anybody's particular properties.  
5 This is a --  
6 MR. WALSH: No, no.  
7 TOWN MODERATOR: This is a job for trying to  
8 determine what to do with our zoning. It's not to see  
9 what the result's going to be on anybody's particular  
10 properties, and we aren't going to ask Town Council  
11 for an opinion on that.  
12 MR. WALSH: Okay. May I ask, just one more try  
13 at this?  
14 TOWN MODERATOR: Sure.  
15 MR. WALSH: Would people like Mr. Viviano be  
16 grandfathered?  
17 (Laughter)  
18 MR. WALSH: Not him, not him. Like --  
19 TOWN MODERATOR: Jim, --  
20 MR. WALSH: -- who already own property -  
21 TOWN MODERATOR: Jim, come on, man. That has  
22 nothing to do with passing this legislation.  
23 MR. WALSH: Well, I have to say, I think that's  
24 a very reasonable question, whether people would be

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1 grandfathered in their own situation now, that's all.  
2 TOWN MODERATOR: That was asked just as you were  
3 leaving, that's what I was discussing with, and right  
4 now, we don't know what the affect of grandfathering  
5 would be.  
6 MR. WALSH: Okay. So, we don't know is the answer?  
7 TOWN MODERATOR: And this is not the time to  
8 elicit opinion of counsel on it.  
9 MR. WALSH: Thank you, sir.  
10 TOWN MODERATOR: Thank you.  
11 Yes, ma'am?  
12 MS. SOLOMAN: I'm Susan Solomon, 5 Wendell Road,  
13 and I would just like to call the question, please.  
14 TOWN MODERATOR: The question has been called.  
15 (Applause)  
16 TOWN MODERATOR: The vote now is whether to cut  
17 off further debate on the motion as amended?  
18 So, those in favor for cutting off for the debate  
19 vote, "Yes," those opposed, "No."  
20 No, I'm not going to let you shout this time.  
21 I loved it the last time, but I have one leak, but no,  
22 that's all right.  
23 Anybody in favor of it, of cutting off the debate  
24 say, "Aye."

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1 AUDIENCE: "Aye."  
2 TOWN MODERATOR: Those opposed, "No."  
3 AUDIENCE: "No."  
4 TOWN MODERATOR: All right. We're good.  
5 All right. So, we cut off debate, and that means  
6 that we go to the question as amended.  
7 Those in favor -- is there anybody that doesn't  
8 understand what the amendment was? I think we all  
9 know now.  
10 So, those in favor of the motion as amended,  
11 signify by voting, "Yes," those opposed, "No."  
12 And we do need a two-thirds majority here.  
13 (Voting Commenced)  
14 TOWN MODERATOR: 143 to 31.  
15 (Applause)  
16 TOWN MODERATOR: We have succeeded in passing.  
17 So, now, we go to -- I think we go to 25, Motion 25.  
18  
19 ARTICLE NUMBER 25  
20  
21 MR. BARBA: I move that the Town vote to indefinitely  
22 postpone Article 25, because it contradicts -- or has  
23 conflict with Article 24 that we just passed.  
24 MS. TARMY: Seconded.

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1 TOWN MODERATOR: Motion seconded by Ms. Tarmy.  
2 Further discussion on the motion?  
3 The motion has been made to indefinitely postpone.  
4 Those in favor of indefinite postponement vote, "Yes,"  
5 opposed, "No."  
6 (Voting Commenced)  
7 TOWN MODERATOR: Wait a minute.  
8 AUDIENCE: (Inaudible, low audio)  
9 TOWN MODERATOR: Oh, okay. Wait a minute while  
10 she writes the question. There we go. Here we go.  
11 We're off on the races.  
12 Those in favor of indefinite postponement, 134,  
13 against 30.  
14 The last motion of the day.  
15  
16 ARTICLE NUMBER 26  
17  
18 MR. BARBA: I move that the Town continue the  
19 following standing committees to June 30th, 2024;  
20 Community Preservation Committee, Cable TV Advisory  
21 Committee, Veteran's Memorial Committee, Sailing  
22 Committee, Cemetery Advisory Committee, Coast Guard  
23 Design and Development Advisory Committee, Town Charter,  
24 Tennis Committee, Town Owned Land Study Committee,

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1 Nahant Alternative Energy Committee, Golf Course  
2 Management Advisory Committee, and the Open Space and  
3 Recreation Plan Committee.  
4 Cultural Counsel, FEMA Flood Insurance Study  
5 Committee, Green Community Committee, MVP Committee,  
6 Noise Abatement Committee, Nahant Fire Station  
7 Architectural Assessment Committee, and the Short-Term  
8 Rental Committee.  
9 TOWN MODERATOR: Further discussion?  
10 Okay. There's --  
11 MR. VANDERSLICE: Seconded.  
12 TOWN MODERATOR: Seconded by Mr. Vanderslice.  
13 Further discussion on the motion?  
14 Seeing and hearing none, those in favor --  
15 oh, yes, please?  
16 MS. MERRELL: Do we still (Inaudible, low audio)  
17 TOWN MODERATOR: It got turned off. Did you  
18 irritate that fellow up there? I hope not.  
19 MS. MERRELL: Ruthie Merrell, Little Nahant.  
20 Short-Term Rental Committee, do we still need that?  
21 TOWN MODERATOR: I think it's -- yeah, I think  
22 the general feeling is they want to, yeah.  
23 MR. BARLETTA: Yeah, the idea of renewing the  
24 Short-Term Rental Committee is that the Selectmen are

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1 going to be working to develop rules and regulations,  
2 so, you know, working with that group who just went  
3 through this process will be important to that.  
4 TOWN MODERATOR: Further discussion?  
5 Seeing and hearing none, if you're in favor of the  
6 motion say, "Yes," if you're against it, vote, "No."  
7 And while you're voting, I'd like to just tell  
8 you a story of how we got here and what kind of work  
9 has been involved in it.  
10 We have a wonderful Fin Com, absolutely wonderful,  
11 35 years, geez, the guy knows what he's doing, I guess.  
12 But we have other people on there, so the Fin Com is  
13 Bob Vanderslice, Peter Barba, Julie Tarmy, Judith  
14 Zahora. We had Dana Sheehan also on --  
15 (Applause)  
16 TOWN MODERATOR: Dana, you had to resign.  
17 We have Barbara Beatty, she is unfortunately  
18 afflicted with the virus at this point and could not  
19 attend today, but she's done a lot of work, she's  
20 brilliant, and she's very good with the thing.  
21 Dan McMackin, Deborah Warren, and Joy Bartlett  
22 was just appointed, she's going to be fantastic.  
23 (Applause)  
24 TOWN MODERATOR: So, a lot of work has gone --

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1 everybody at both of these desks has put a tremendous  
2 amount of work in order to get us to this point.  
3 Thank you.  
4 (Applause)  
5 (Voting Commenced)  
6 TOWN MODERATOR: The business being conducted this  
7 meeting stands adjourned. Dissolved.  
8 (Nahant Annual Town Meeting Concluded)  
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C E R T I F I C A T E

I, Susan M. Lobie, Certified Electronic  
Transcriptionist and Notary Public for the Commonwealth  
of Massachusetts, and a Court Approved Transcriptionist  
for Office Solutions Plus do hereby certify that the  
foregoing is a true and accurate transcript prepared to  
the best of my ability, from audio recordings of the  
Nahant Annual Town Meeting, provided to me by the Town of  
Nahant, Massachusetts, held on Saturday, May 20, 2023.

I, Susan M. Lobie, further certify that the  
foregoing is in compliance with the Administrative Office  
of the Trial Court Directive on Transcript Format.

I, Susan M. Lobie, further certify that I neither am  
counsel for, related to, nor employed by any of the  
parties to the action in which this hearing was taken,  
and further that I am not financially nor otherwise  
interested in the outcome of the action.

Proceedings recorded by electronic sound recording  
equipment. Transcript produced from computer.

Susan M Lobie DATE: December 5, 2023

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Notary Public, Commonwealth of Massachusetts  
My Commission Expires March 3, 2028

**TOWN OF NAHANT - ANNUAL TOWN MEETING**

**Held: Saturday, May 20, 2023**

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**TOWN OF NAHANT - ANNUAL TOWN MEETING**

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**TOWN OF NAHANT - ANNUAL TOWN MEETING**

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