

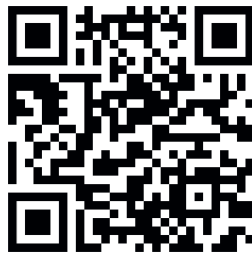
**Report and Recommendations of the
Advisory and Finance Committee**



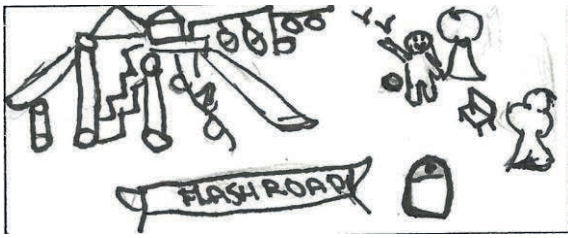
Town of Nahant, Massachusetts

Annual Town Meeting

Saturday, May 20th, 2023 12:30pm

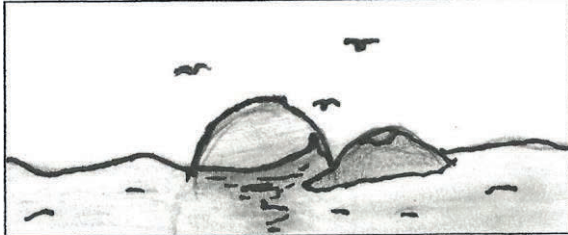


Scan QR code to link to Town Meeting materials



When you arrive at **Flash Road Park** you immediately get excited for the adventures that the day will bring. Between being sporty at the tennis and pickleball courts and crafty at the sparkling green picnic tables it's going to be a fun day out in nature!

-Reagan Duane



When you get to **Canoe Beach** you see the beautiful clear water sparkling and the waves crashing playfully on the rocky shore as you explore the rocky landscape creating unforgettable memories.

-Staar Bascon



Short Beach holds many joyful memories within its calming breezes and refreshing waters. The ideal summer in Nahant means laying in the sand and bathing in the sun while watching the glistening waves crash on the shore.

-Ione Byam Miller



On your adventurous journey to **Swallows Cave**, you will come upon a sunny little trail that turns towards the seashore. As you step into the secluded cave and find yourself walking ankle deep in clear sea water, you will make your way to the end of the cave, creating memories you will never forget.

-Kenny Drolette



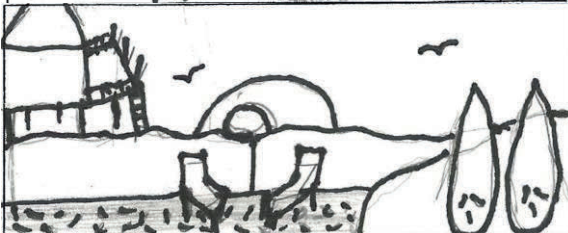
Marginal Road is a fishing spot down on the rocks. You can catch stripers all day long, but mostly at dawn or dusk.

-Jon Dam



The **Heritage Trail** is a peaceful path. As it leads you down the winding trail of trees you get further from civilization, making the only sounds you hear the ones of animals or trees rustling in the wind.

-Maeve Nugent



Rocky **Tudor Beach** is a place where you dive into the glimmering sea and the sun beams down on you. Where the hot burning sand warms your body as the mist of the sea cools you down.

-Heather Bozarjian



Joe Beach is calming and secluded, the perfect place to go after your adventurous day of sailing. You settle down on the soft sand looking at the scuttling crabs dodging rocks. It's refreshing to see the shimmering ocean and people swimming to their boats that look like toys in the distance.

-Eliana Uzcategui

Table of Contents

There are 26 Articles and 12 sub-articles for this Annual town Meeting. For each Article, we present the text of the Article as adopted by the Board of Selectmen, followed by the Advisory and Finance Committee’s Recommendations and conclude with any Supporting Statements provided.

In the Appendices, you’ll find additional information pertinent to a number of Articles. The name shown in the chart below is the name found in the parentheses next to the cited Warrant Article.

Once the Board of Selectmen vote on the final Warrant, no further changes can be made to the Warrant, including: grammar, formatting, or otherwise.

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Fellow Citizens of Nahant,

Good News! For the first time in several years, Nahant faces no critical issues - the global pandemic appears behind us, the Lynnway sewer repairs are complete, and there are no new threats to open space or protected natural resource areas. We are excited that fiscal year 2024 marks a welcome return to business as usual.

In the Town's operating budget, the Omnibus Article, you will find:

- An increase in wages primarily reflecting the expected collective bargaining agreements with the police, fire, and public works unions.
- Another year with a well-managed School budget. This year's budget includes replacing the heating and air conditioning system in the cafetorium, accomplished without borrowing.
- Appropriate use of Free Cash to fund capital items, not to fund operating expenses.
- A continued commitment to maintaining an effective Stabilization Fund, the Town's buffer against large, unexpected expenses such as infrastructure failures or major storms.

Articles of note include:

- Two Articles placing regulations on the now largely unregulated short-term rental properties in Nahant. The Committee recommends Article 24, submitted by the Short-Term Rental Committee, because it offers better safeguards over non-owner-occupied short-term rentals, and because it was developed following a process of public hearings and open meetings.
- The Community Preservation Article which takes advantage of a generous anticipated State match of 85% or more. Community Preservation projects this year include continuing improvements to Town open space at Bailey's Hill, Lodge Park, Kelley Greens, plus improving the Flash Road tennis courts and adding Pickleball to those courts.

Next year the Finance Committee plans to try a new format for the Finance Committee book. We will mail a concise book containing the Warrant, Recommendations and other essentials for Town Meeting as required by Town By-Law. You will find the traditional supporting detail both on-line on the Town website (nahant.org) or in a limited number of printed copies at Town Hall and the Police and Fire stations. The shorter mailed version offers savings on print and paper costs, plus it is more environmentally friendly than the traditional longer book. The Committee seeks Town input regarding this new approach.

As always, we encourage your participation in the Annual Town Meeting on Saturday, May 20, 2023 at the Town Hall.

Respectfully submitted,

Robert Vanderslice, Chair
Julie Tarmy, Secretary
Peter Barba

Joy Bartlett
Barbara Beatty
Dan McMackin

Dana Sheehan
Deborah Warren
Judy Zahora

Town Of Nahant
Annual Town Meeting Warrant
May 20, 2023

GREETINGS: In the name of the Commonwealth of Massachusetts, you are hereby required forthwith to warn the inhabitants of the Town of Nahant, qualified as the law directs, to assemble at the Nahant Town Hall, 334 Nahant Rd, Nahant Massachusetts for the Annual Town Meeting on Saturday the 20th day of May, 2023, for to act on the Articles in this warrant at 12:30 p.m. that same day.

ARTICLE 1. (FY 2023 Transfers) To see if the Town will vote to raise and appropriate, and/or appropriate from available funds in the treasury, and/or transfer the following sums, or take any other action relative thereto.

NO RECOMMENDATION:

At the time this book went to print, transfer requests had not been finalized. Inter-departmental transfers are anticipated and the Advisory and Finance Committee intends to produce a recommendation prior to the Annual Town Meeting. The Committee will provide specific details and explain the nature of the transfers and our recommendation(s) in our motion at Town Meeting.

ARTICLE 2. (FY2023 Snow & Ice) To see if the Town will vote to raise and appropriate and/or appropriate from available funds in the treasury, and/or transfer from available funds, a sum of money for the FY2023 snow and ice account, or take any other action relative thereto.

NO RECOMMENDATION:

Each year, the Town appropriates a sum for snow and ice removal. Under Massachusetts State Law, we are allowed to overspend this budget. In FY2024, we are appropriating \$30,000.00, compared to an actual expense of \$179,182.49 in FY2022. Funds required to cover the deficit in this account come from available sources, not from anticipated revenue.

ARTICLE 3. (Prior Year bills) To see if the Town will authorize the payment of prior Fiscal Year bills, or take any other action relative thereto.

NO RECOMMENDATION:

At the time this book went to print, prior year bills had not been finalized. Prior year bills are not anticipated and the Advisory and Finance Committee intends to produce an appropriate recommendation prior to the Annual Town Meeting. The Committee will provide specific details and explain the nature of the prior year bill(s) and our recommendation(s) in our motion at Town Meeting.

ARTICLE 4. (Salary & Classification Plan) To see if the Town will vote to amend the Nahant Town By Laws, Article XIII, Section 5, Subsection B, entitled “Chart of Classification and Salaries” for the fiscal year beginning July 1, 2023, or take any other action relative thereto.

RECOMMENDED:

This Article discusses the salaries and wages of all non-elected employees even though this Town Meeting cannot change the terms of the union contracts or the other agreements. The Advisory and Finance Committee believes this comparative presentation is important to help assure salary equity among positions subject to different approval and funding mechanisms.

The Town must take two steps before actually paying employees:

1. Set the rate of pay. This simply establishes how much the Town may pay an employee, but does not authorize an expenditure of funds to actually pay the employee.
2. Fund the line items containing the wages. Most salaries and wages are now included in the various bottom line department budgets in Article 6 (the Omnibus Budget). Approving the line items containing salaries and wages authorizes their payment.

The Town may set the rate of pay (step 1, above) using any of four mechanisms, each with its own approval mechanism. The four mechanisms to set rate of pay are:

<u>Rate Setting Mechanism</u>	<u>Approval Mechanism</u>
1. A Classification and Salary Plan covering many clerical and professional positions.	This Article 4
2. Collective bargaining agreements with the fire fighters', police, DPW and teachers' unions.	Collective bargaining agreements ratified by Town Meeting or School Committee
3. Individual contracts with various Town government agencies.	Direct agreement between employee and Town agency
4. Elected officials.	Article 5

Positions subject to the Classification and Salary Plan Fiscal Year 2024

POSITION	STARTING SALARY RANGE	MAXIMUM
	MINIMUM – MAXIMUM (\$)	SALARY (\$)
Town Administrator	97,635-125,943	145,330
Town Accountant	83,013-119,102	123,552
Treasurer / Collector	69,181-88,246	102,981

Police Chief	92,976-119,597	138,382
Fire Chief	83,013-118,750	123,552
DPW Superintendent	83,013-105,575	123,552
Town Assessor	69,181-88,246	102,981
Clerk/Dispatcher	44,687-56,780	64,896
Head Librarian	60,154-81,047	89,523
Information Technology	28,850-57,503	63,150

Position	Salary Range (\$)
Town Engineer	8,000 - 20,000
Reference and Adult Service Librarian	16,500 – 57,559
Children’s Librarian	16,500 – 57,559
Animal Control Officer	8,300 - 10,700
Assistant Animal Control Officer	3,000 – 6,600
Council on Aging Coordinator	27,170 – 57,559
Health Inspector	8,000 – 15,100
Assistant Health Inspector	500 – 750
Public Health Doctor	500 – 750
ADA Coordinator	500 – 750
Inspector of Buildings	9,500 – 15,300
Inspector of Plumbing and Gas	3,500 – 6,120
Inspector of Wiring	3,500 – 6,120
Alternate Inspector of Buildings	4,500 – 6,120
Alternate Inspector of Plumbing and Gas	1,800 – 2,650
Alternate Inspector of Wiring	1,800 – 2,650
Assistant to Inspectors	28,662 – 48,134
Harbormaster	1,100 – 3,150
Wharfinger	1,100 – 3,150
Assistant Harbormaster	400 – 1,500
Assistant Wharfinger	400 – 1,500
Board of Registrars, Clerk	1,500
Board of Registrars, Chairperson	200 – 310
Board of Registrars, Member	150 – 210
Veteran's Agent	5,000 - 9,200
Clerical Assistant/Assessors’ Office	15,000 – 42,661
Recreation Director	5,000 – 15,000

Position	Daily Rate (\$)
School Traffic Guide	30.00
Hourly Range (\$)	
Assistant Librarian	15.00 – 17.00
Clerical, Part Time	15.00 – 17.00
Keeper of the Lockup	15.00 – 17.22
Police Matron	15.00 – 17.22
Public Works Labor, Part Time	15.00 – 17.00
Public Works Labor, Part Time Skilled	15.00 – 20.00
Election Worker	15.00 - 17.00
Library Page	15.00 - 17.00
Sailing Supervisor	15.00 - 20.00
Sailing Instructor	15.00 - 20.00
Playground Supervisor	15.00 - 17.00
Playground Instructor	15.00 - 17.00
Public Health Nurse	50.00
Assistant Public Health Nurse	40.00
Conservation Commission Agent	30.00 - 60.00

1. Wage rates established by collective bargaining

The Town is currently negotiating contracts with the police, fire and public works unions. The School Committee negotiated collective bargaining agreements with the teacher’s union and the Educational Support Professionals. The wage rates set in these contracts are not individually subject to change by the Town Meeting.

Below are the **FY23** salary schedules for all non-school unions.* These will be updated for FY24 once negotiations are complete.

Position	Step 1	Step 2	Step 3	Step 4
Department of Public Works and Clerical Employees				
Laborer	43,926.94	45,698.85	47,511.98	49,283.88
Skilled Laborer	49,489.90	51,261.81	53,116.13	54,970.47
Mechanic I	52,661.94	54,416.29	56,313.95	59,070.18
Foreman	55,464.97	57,236.86	59,214.81	61,069.16
General Foreman	69,513.80	71,741.82	73,967.02	76,225.39
Mechanic II	64,939.31	66,225.24	68,212.02	70,258.37
Asst. Treasurer / Asst. Accountant	55,514.00	56,624.19	57,756.67	58,911.81
Administrative Assistant	45,358.00	46,265.49	47,190.79	48,134.61
Police Department				
Patrolman / EMT	57,998.60	59,998.40	61,998.20	63,993.89
Sergeant / EMT				70,490.39
Lieutenant / EMT				77,539.46

Fire Department				
Fire Fighter	53,676.12	55,526.92	57,377.65	59,224.34
Fire Fighter / EMT –B	57,465.66	59,447.14	61,428.55	63,405.96
Sr. Private FF/EMT B				70,550.47
Lieutenant/EMT-B				71,331.68
Captain / EMT – B				79,257.40

*Contract negotiations for a successor agreement are currently taking place.

Union employees typically receive from the Town more than the base salary listed above. Overtime and stand-by pay add to the base salary. Police Officers earn additional pay for detail work. Detail work is not funded with tax dollars, but paid for by contractors, utilities or others who request the police detail. The range of gross pay from the Town based on payroll records for calendar year 2022 was:

Position	Range
Police Officer	\$87,434.10-194,961.33
Firefighter	\$86,246.45-145,328.63
Public Works Employee	\$71,906.84-119,695.56

The teachers’ salary schedule for FY24 is as follows:

	B	B + 15	M	M + 15	M + 30 CAGS	M + 45 CAGS	M + 60 CAGS
1	52,715	54,139	56,799	58,154	62,629	66,274	68,923
2	55,885	57,322	59,858	62,128	65,805	69,450	72,228
3	59,066	60,499	63,104	65,312	68,985	72,594	75,466
4	62,239	63,679	66,285	68,492	72,160	75,803	78,837
5	65,120	66,856	69,461	71,671	75,332	78,976	82,136
6	68,603	70,030	72,640	74,841	78,518	82,163	85,447
7	71,781	73,211	75,821	78,026	81,692	85,337	88,749
8	74,953	76,390	78,995	81,204	84,872	88,516	92,058
9	78,141	79,563	82,170	84,367	87,982	91,689	95,356
10	81,347	82,743	85,350	87,558	91,231	94,876	98,671

B = Bachelor’s Degree

+15 = Fifteen Graduate Credits

+45 = Forty-Five Graduate Credits

CAGS=Certificate of Advanced Graduate Study

M = Master’s Degree

+30 = Thirty Graduate Credits

+60 = Sixty Graduate Credits

The range of full-time gross pay from the Town based on payroll records in calendar year 2022 was \$42,737.57-\$84,298.28.

The teachers’ contract also has a longevity clause for teachers hired prior to 9/1/2008, calling for annual payments based on years of service.

The Educational Support Professionals (ESP) contract covers six to nine employees, depending on the year. Currently there are eight employees covered by this union contract for hourly pay range for **FY24** as follows:

Educational Support Professionals	Hourly Range (\$)
Education Support Professionals	\$19.48– \$22.90

Furthermore, there are a variety of part-time positions within the School Department. Some of these positions are covered under the contracts at a percentage of the full-time salaries, while other positions are separately negotiated by the Superintendent.

2. Other agreements

The School Committee has an individual contract with the Superintendent expiring June 30, 2023. **The School Committee will negotiate the salary with the Superintendent after Town Meeting and approval of the FY 24 budget.** The current agreement is as follows:

Position	FY23 Annual Salary
School Superintendent (100 days per year)	\$60,289.00

The Superintendent negotiates contracts for other employees. These agreements expire June 30, 2023 and are as follows for FY23. **The Superintendent will negotiate these salaries after Town Meeting and approval of the FY 24 budget.**

Position	FY23 Annual Salary
Director of Special Education (55 days per year)	\$470.00 Daily
Johnson School Principal (220 days per year)	\$130,000.00
Administrative Assistant for Business and Finance	\$55,000.00
Administrative Secretary	\$41,600.00
Food Service Coordinator	\$22.50 per hour
Custodian 1	\$24.75 per hour
Custodian 2	\$23.00 per hour

3. Health Insurance

The Town pays a portion of health insurance for most full-time employees. For fiscal year 2024, the Town Administrator has budgeted an increase of 6.5% for health insurance costs. Based on this, the Town’s share of annual health insurance premiums will be \$8,433.77 for individual

coverage and \$22,601.40 for family coverage. The Town has only limited control over this expense because the type of coverage is dictated by the employment or union contracts and the insurance carriers set the rates. The Town is required to pay a minimum of 50% by state law.

ARTICLE 5. (Compensation for Elected Positions) To see if the Town will vote to fix the salary and compensation of all elective officers of the Town, as provided by Chapter 41, Section 108, as amended, or take any other action relative thereto.

RECOMMENDED: The Advisory and Finance Committee recommends fixing the salaries of elected officials at:

Position	Annual Salary
Selectman	\$1.00
Constable	\$50.00
Assessor	\$1.00
Town Clerk	\$64,417

ARTICLE 6. (Omnibus) To see if the Town will vote to raise and appropriate and/or appropriate from available funds in the treasury, or transfer from available funds such sums of money as may be necessary to defray Town charges for the fiscal year beginning July 1, 2023, or take any other action relative thereto.

RECOMMENDED:

The Advisory and Finance Committee recommends that the Town adopt the budgets presented in this book immediately following the Warrant and our recommendations.

ARTICLE 7. (Water & Sewer Enterprise) To see if the Town will vote to raise and appropriate and/or appropriate from available funds in the treasury, or transfer from available funds a sum of money to operate the Water and Sewer Enterprise Fund for the fiscal year beginning July 1, 2023, or take any other action relative thereto.

RECOMMENDED:

This Article approves the transfer of collected Water/Sewer usage fees to the General Fund to cover general and administrative expenses of the Water and Sewer Department. The Article also approves the transfer from Town General Funds to the Water/Sewer Enterprise Fund to cover Water and Sewer debt service.

The following will be appropriated for the direct expenses associated with the Water/Sewer Enterprise Fund.

Water & Sewer Enterprise FY24

Salaries:	\$ 447,084.00
Expenses:	\$1,235,017.00

Capital Outlay:	\$70,000.00
Debt:	\$1,645,498.00
Emergency Reserve (uncollectible):	<u>\$40,350.00</u>
Subtotal Appropriation in W/S Fund	<u>\$3,437,949.00</u>
And that \$1,994,803.00 is raised as follows:	
Water and Sewer Department Receipts:	\$1,994,203.00
Investment Income:	<u>\$600.00</u>
Total	<u>\$1,994,803.00</u>

And that \$320,000.00 is to be appropriated from Water & Sewer Retained Earnings.

ARTICLE 8. (Water/Sewer Paving) To see if the Town will vote to raise and appropriate and/or appropriate from available funds in the treasury, or transfer from available funds, including retained earnings of the Water and Sewer Enterprise, the sum of \$50,000 for paving throughout Town, including all costs incidental to or related thereto, or take any other action relative thereto.

RECOMMENDED:

The Advisory and Finance Committee recommends that the sum of \$50,000 be raised, appropriated, and/or transferred from available funds for paving throughout Town, including all costs incidental to or related thereto, or take any other action relative thereto.

ARTICLE 9. (Rubbish Enterprise) To see if the Town will vote to raise and appropriate and/or appropriate from available funds in the treasury, or transfer from available funds, including retained earnings of the Rubbish Enterprise, a sum of money to operate the Rubbish Enterprise Fund for the fiscal year beginning July 1, 2023, or take any other action relative thereto.

RECOMMENDED:

The Advisory and Finance Committee recommends passage of this Article. This Article allows the use of Rubbish Enterprise usage fees for the following purposes:

Rubbish Enterprise FY24

Salaries:	\$64,621.00
Expenses:	\$545,030.00
Capital Outlay:	-

Debt:	-
Emergency Reserve (uncollectible):	-
	<hr/>
Total	\$609,651.00
	<hr/> <hr/>
And that \$609,651.00 is raised as follows:	
Rubbish Department Receipts:	\$609,451.00
Investment Income:	\$200.00
	<hr/>
Total	\$609,651.00
	<hr/> <hr/>

ARTICLE 10. (Compost Area) To see if the Town will vote to raise and appropriate and/or appropriate from available funds in the treasury, or transfer from available funds, including retained earnings of the Rubbish Enterprise, the sum of \$30,000 for the costs associated with the maintenance of the compost area, or take any other action relative thereto.

RECOMMENDED: The Advisory and Finance Committee recommends passage of this Article.

ARTICLE 11. (Recreation Revolving) To see if the Town will vote to accept M.G.L. Chapter 44, section 53D, thereby reauthorizing Parks and Recreation revolving accounts for general recreation, basketball, sailing, tennis, Fourth of July, tot lots, playground equipment, and Youth Commission, and to raise and appropriate a sum of money to fund said account, or take any other action relative thereto.

RECOMMENDED:

This article authorizes the use of revolving accounts for the several recreation-related programs listed above. This is good accounting practice and allows the Town to keep track of fees collected and expenses incurred by each program.

ARTICLE 12. (Revolving Funds) To see if the Town will vote to fix the maximum amount that may be spent during FY 2024 beginning July 1, 2023 for the revolving funds established in the town By-laws for certain departments, boards, committees, agencies or officers in accordance with G.L. c. 44 § 53E 1/2, or take any other action relative thereto.

RECOMMENDED:

On or before July 1 of each year, in accordance with G.L. c. 44 § 53E 1/2, the Town shall vote on the limit of the total amount that may be expended from each revolving fund established under this section. In any fiscal year, the limit on the amount that may be spent from a revolving fund may be increased with the approval of the city council and mayor in a city or with the approval of the board of selectmen and finance committee in a town.

<u>Revolving Fund</u>	<u>FY24 Spending Limit</u>
Council on Aging	\$20,000.00
Cemetery	\$20,000.00
Board of Appeals	\$10,000.00
Conservation Commission	\$20,000.00

ARTICLE 13. (OPEB) To see if the Town will vote to raise and appropriate and/or appropriate from available funds in the treasury, or transfer from available funds the sum of \$25,000 to the Other Post-Employment Benefits Liability Trust Fund, or take any other action relative thereto.

RECOMMENDED:

This Article funds a portion of the Town’s liability for health care coverage owed to future retirees. These funds will only be paid as Town employees retire; it is not due immediately. The commitment to fund this growing liability, first appropriated in FY20, is considered positively by financial and lending institutions, and helps determine the Town’s bond rating and debt interest rates. Therefore, the Advisory and Finance Committee recommends the contribution to the OPEB trust fund in the amount of \$25,000 in FY2024. The current balance of the OPEB fund before the FY2024 appropriation is \$103,510.00.

ARTICLE 14. (Stabilization) To see if the Town will vote to raise and appropriate and/or appropriate from available funds in the treasury, or transfer from available funds the sum of \$200,000 to the Stabilization Fund, or take any other action relative thereto.

RECOMMENDED:

Massachusetts law provides for the establishment and the ongoing funding of Stabilization Funds for cities and towns. Last year for FY2023, the Advisory and Finance Committee recommended and unanimously supported the funding of the stabilization fund for \$250,000. Town Management continues their commitment set four years ago and the Advisory and Finance Committee enthusiastically supports the ongoing funding with \$200,000. The current balance of the Stabilization fund before the FY2024 appropriation, is \$670,028.

ARTICLE 15. (Paving) To see if the Town will vote to raise and appropriate and/or appropriate from available funds in the treasury, transfer from available funds, or raise by borrowing, a sum of \$100,000, or any other sum, for paving throughout Town, including the payment of all incidental or related costs, or take any other action relative thereto.

RECOMMENDED:

The Advisory and Finance Committee recommends that the sum of \$100,000 is hereby raised and/or appropriated for paving through Town, including the payment of all incidental and related costs.

ARTICLE 16. (COA Kitchen) To see if the Town will vote to raise and appropriate and/or appropriate from available funds in the treasury, transfer from available funds, or raise by borrowing, a sum of \$50,000, or any other sum, for the renovation of the Council on Aging kitchen, including the payment of all incidental or related costs, or take any other action relative thereto.

RECOMMENDED:

The Council on Aging provides necessary services to Nahant's senior citizens including meals. The existing commercial grade kitchen is antiquated and not fit for purpose. The source of the \$50,000 in this Article will be Free Cash. This will be combined with \$50,000 from a Community Preservation Grant, an additional \$50,000 from state funds, and \$13,000 from The Friends of Council on Aging for a total project funding of \$150,000.

Supporting Statement from the Council on Aging Director Mary Miner: The Council on Aging kitchen serves about 30 seniors lunch every weekday. The equipment is antiquated and the entire space is desperately in need of an upgrade. This article is supported by previous funding sources that include \$50,000 from the Community Preservation Act, \$50,000 from a Massachusetts state budget grant, and \$13,000 from the Friend of Council on Aging.

ARTICLE 17. (Release Funds from Transportation Network)

To see if the Town will vote to appropriate or transfer \$724.50 from the reserve for appropriation for the purpose of implementing Transportation Infrastructure Enhancement Fund, or take any other action relative thereto.

RECOMMENDED:

The Finance and Advisory Committee recommends passage of this Article to release these funds into the Town's General Fund.

ARTICLE 18. (Sewer/DPW Capital) To see if the Town will vote to raise and appropriate and/or appropriate from available funds in the treasury, transfer from available funds, or raise by borrowing the sum of \$150,000, or any other sum of money, to purchase two dump trucks, including the payment of all costs incidental or related thereto, or to take any other action relative thereto.

RECOMMENDED:

This Article funds the replacement of two aging dump trucks according to the DPW's capital plan. The lead time for taking delivery of these trucks is almost two years, so acting now will lock in the current price and today's trade-in value. This will be funded with \$150,000 from retained earnings of the Water and Sewer Enterprise Fund and \$150,000 from federal funds (ARPA).

Supporting Statement from the DPW Superintendent Zach Taylor: Due to the current industry trends, purchasing two new large dump trucks now, with the current trade-in value of our existing dump trucks, and the delay in delivery of new vehicle purchases, it is prudent and fiscally responsible to make this effort in FY24. By utilizing ARPA funds for half the cost and retained earnings for the other half, the Town is able to make these significant purchases without adding any debt burden to the tax payers.

ARTICLE 19. (MWRA Water Capital) To see if the Town will vote to raise by borrowing \$500,000 from the Massachusetts Water Resource Authority to repair and/or replace water distribution lines and appurtenant structures, and in connection therewith, to enter into a loan

agreement and/or security agreement with the MWRA relative to such loan, or take any other action relative thereto.

RECOMMENDED: This Article will allow the Town to borrow \$500,000 from the MWRA at a zero percent (0%) interest rate. The funds can only be used on the water delivery system and associated structures.

ARTICLE 20. (Chapter 90 Highway) To see if the Town will vote to raise and appropriate and/or appropriate from available funds in the treasury, or transfer from available funds, or raise by borrowing, such sum of money in order to accomplish certain highway construction and maintenance pursuant to the provisions of the General Laws, Chapter 90, or other state transportation program, or take any other action relative thereto.

RECOMMENDED:

The State grants all Towns Massachusetts General Law Chapter 90 funds for paving and road and sidewalk repairs. Approving this Article allows the Town to receive these funds.

ARTICLE 21. (Community Preservation) To see if the Town will vote to spend, or set aside for later spending, not less than 10 per cent of the annual revenues in the Community Preservation Fund for open space, not less than 10 per cent of the annual revenues for historic resources, and not less than 10 per cent of the annual revenues for community housing or to take any other action as may be allowed under the Community Preservation Act as requested by the Community Preservation Committee.

FY2024 Grant Recommendations:

A. To appropriate the sum of \$10,000 from Fiscal Year 2024 Community Preservation Fund estimated revenues for administrative and operating expenses of the Community Preservation Committee.

RECOMMENDED

Supporting Statement from the CPC: In addition to annual expenses such as dues, help with printing the warrant, etc., these monies are available to assist applicants with professional help in the application process.

B. To appropriate the sum of \$71,720 from the FY 2024 Community Preservation estimated revenues to upgrade the existing Flash Road public tennis courts with improvements of lighting, wind and sun screens to enhance the multi-uses of the courts for tennis playing as well providing improvements for the playing of pickleball for the purpose of promoting recreation in the Town of Nahant. The request for CPA funding, including all incidental and related costs, is based upon an application submitted by a group of volunteers but all upgrades to the facilities and their use are subject to approval by the Town of Nahant and administration by the Town Administrator and Board of Selectmen.

RECOMMENDED

Supporting Statement from the CPC: A group of volunteer residents submitted this application to upgrade the existing public recreational facilities located along Flash Road. The proposed request would overlay four pickleball courts onto the two existing tennis courts. This application included proposed upgrades to the existing facilities so that both tennis and pickleball can be enjoyed at the facility by the public. The Community Preservation Committee is supportive of enhancing the use of the Flash Road recreational area, with the proviso that the specific elements that receive funding are subject to approval by the Town of Nahant. The Committee recognizes that scheduling for use by tennis players and pickleball players, parking, evening playing, the reservation system as well as the implementation of the improvements will entail administration by the Town Administrator and Board of Selectmen. Pickleball supporters are contributing \$6,610 dollars towards the project.

C. To appropriate the sum of \$23,775 from the FY 2024 Community Preservation estimated revenues for the purpose of completing a half-way completed project of restoring and digitizing badly degraded historical records--Nahant School registers, 1963-1968.

RECOMMENDED

Supporting Statement from the CPC: Last year a similar project, funded with CPC funds appropriately rescued the preceding four volumes in the series of bound logs of Nahant School registers. A shortage of funds among competing worthy projects dictated that the project be spread over two years. Of nine registers originally supercooled at the Northeast Document Conservation Center, Andover, to arrest catastrophic moldy degeneration, four were disassembled, cleaned, repaired, restored and digitized, and now the remaining five will undergo the same treatment. These books give a perspective on life in Nahant that goes beyond primary education, touching also its history, social structure and behavior, culture, and economics. To quote from the proposal, "These school log books open the door to the day-to-day lives of the residents of Nahant... a community's reliance on one another in times of uncertainty and celebration... While historical publications will describe the physical attributes of Nahant, these logs offer a vital connective link to the personal and family histories of those who've lived here for generations as well as those whose times here were more transient, such as military families."

D. To appropriate the sum of \$46,500 from FY 2024 Community Preservation estimated revenues to continue restoration work at the Fort Ruckman section of the east slope of the Bailey's Hill.

RECOMMENDED

Supporting Statement from the CPC: The Bailey's Hill complex encompasses one of the largest areas of open space in Nahant. The upland sections in this area have become significantly overgrown with invasive trees, shrubs and herbivorous plants. Major work on the Fort Ruckman section has been accomplished by Superintendent Zachary Taylor and the Nahant Department of Public Works, with funds from a FY2022 Community Preservation grant. To date, the area below the Fort Ruckman battery has been cleaned of debris and invasive plants on that hill have been removed. Hardscaping of the slope has been achieved in addition to construction of stone

retaining walls. Stabilization of the slope has been secured with native grass planting. A plan for restoration with additional native species plants is currently underway. This new proposal would continue that work, using ecological landscape management professionals to assist with control of invasive plants and with the installation of designated native plants in the fall of 2023. The Town of Nahant Open Space and Recreation Plan 2022-2029 specifically supports the scope of the proposed work. This grant proposal is submitted by the Nahant Open Space and Recreation Committee, along with the Department of Public Works.

E. To appropriate the sum of \$29,000 from FY 2024 Community Preservation estimated revenues to carry out restoration projects at Lodge Park on East Point. This proposal involves trail redesign and natural restoration to improve safety as well as the introduction of new signage.

RECOMMENDED

Supporting Statement from the CPC: *This work is recommended by the 2022 Henry Cabot Lodge Memorial Park Management Plan (funded by FY 2023 Community Preservation funds) and the Town of Nahant Open Space and Recreation Plan 2022-2029 to maintain the natural beauty and safety of Lodge Park. Trails leading from the main loop path are dangerous to those engaging in passive recreation and are contributing to further erosion. Safety along several steep slopes near the main loop trail will also be enhanced with the use of native species “green fencing” and boulders or other natural materials. Also proposed are two wayfinding signs leading up to Lodge Park and four interpretive signs concerning the natural history and cultural heritage of the area. This project continues the work begun by Zachary Taylor and the Nahant Department of Public Works, who would continue this work along with ecological landscape management professionals. This proposal is submitted by the Nahant Open Space and Recreation Committee, in conjunction with the Department of Public Works. Included in the request a \$1,000 contribution from Nahant S.W.I.M, Inc.*

F. To appropriate the sum of \$50,000 from FY 2024 Community Preservation estimated revenue for the planting of trees at the Kelly Green and restoration of three pedestrian bridges.

RECOMMENDED

Supporting Statement from the CPC: *The Town of Nahant is fortunate to preserve approximately 30% of its land as open space and Kelly Greens is a major part of that open space. It is a complex ecosystem relating to water conservation and quality, water management and drainage, wildlife habitat and biodiversity, carbon sequestration, and plant diversity. It is also a much-appreciated recreational resource for golfers, bird lovers, and walkers. The land itself has a long history of varying uses, from hunting and fishing ground for the indigenous population to cleared land for grazing to US Army base camp to golf course today.*

This grant will purchase and plant 10 – 15, 2.5” caliber trees in strategic locations, with the selections coordinated by the Tree Task force, Department of Public Works, Kelly Greens management team, and the Conservation Commission.

The second part of this grant will reconstruct pedestrian bridges as part of improving the drainage ditches through the golf course and the related culverts and underground piping as recommended in the recently completed Lowlands Stormwater analysis. These improvements to Bear Pond and the ditch systems will provide immediate significant stormwater benefits.

G. To appropriate the sum of \$20,000 from FY 2024 Community Preservation estimated revenue for the planning and implementation of the Town's rights of way.

RECOMMENDED

Supporting Statement from the CPC: *In the past, the Planning Board has sponsored title and deed research, surveying and marking Nahant's historic rights of way, which are typically to the tideline. This grant will continue those efforts, with implementation of signage notifying the public of those rights of way and initiating the research and surveying rights of way on Big Nahant.*

H. To appropriate the sum of \$25,000 from the FY 2024 Community Preservation estimated revenues for the purpose of transforming currently vulnerable Town of Nahant vital records, 1980 - present, into a format that will ensure their preservation for all mandated, as well as historical purposes. [Neither the disbursal of the funds nor the Town's entering into any agreement based on the availability of those funds shall take place until Stipulation 1, below, is satisfied.]

RECOMMENDED

Supporting Statement from the CPC: *During the years 2014-2018 the Town appropriated \$140,376 (of which \$138,343 was ultimately spent) to restore, preserve, and digitize vital records that had been deteriorating over more than a hundred years. Now Town Clerk Diane Dunfee, acting on behalf of the Town, proposes to bring the work of the project up to the current date during the upcoming fiscal year with the deacidification and rebinding of all vital records since 1970 not yet treated, to make their quality archival and their data secure. The project qualifies for CPA funds dedicated to the Preservation of Historic Resources before these records succumb to degradation that befalls documents not especially prepared to withstand physical stresses. It consists of a richly detailed proposal from the nationally respected data and document management company, Kofile Technologies, who were responsible for the earlier, larger project that met the expectations of Ms. Dunfee's predecessor as Town Clerk, Margaret Barile.*

In addition to the work to be done by Kofile, in order to preserve the durability of Town Records from this point on, the Town Clerk has provided details of procedures--and a commitment of regular Town funding to support the procedures--employing appropriate materials and ongoing digitization to ensure that additional effort and expense will not be needed in the future to maintain Town Records and the data they contain in stable and accessible form for the foreseeable future.

I. To appropriate for the payment of debt service on the \$350,000 Town Hall and Greenlawn Cemetery Entrance Archway Bonding authorized by the 2022 Annual Town Meeting (Article 22H), the sum of \$52,850 from FY 2024 Community Preservation estimated revenue for the first year of the bond payments.

RECOMMENDED

Supporting Statement from the CPC: This represents the first year of a ten-year bond supporting repairs to the Town Hall and Greenlawn Cemetery Archway.

J. To appropriate for the payment of debt service on the \$500,000 Public Library Bonding authorized by the 2021 Annual Town Meeting (Article 21E), the sum of \$68,000 from FY 2024 Community Preservation estimated revenue for the second year of the bond payments.

RECOMMENDED

Supporting Statement from the CPC: This represents second year of a ten-year bond supporting repairs to the Public Library.

K. To appropriate for the payment of debt service on the \$400,000 Public Library Bonding authorized by the 2019 Annual Town Meeting (Article 16C), the sum of \$50,152 from FY 2024 Community Preservation estimated revenues for the fourth year of the bond payments.

RECOMMENDED

Supporting Statement from the CPC: This represents the fourth year of a ten-year bond supporting repairs to the Public Library.

L. To recommend the Town set aside from Fiscal Year 2024 Community Preservation Fund estimated revenues for later appropriation any other amount not otherwise set aside or appropriated as aforesaid to be maintained in the Community Preservation Fund General Reserves Account for later appropriation.

RECOMMENDED

ARTICLE 22. (Open Space Committee) To see if the Town will vote to amend Article VI of the General By-Laws to add a new section forming a seven (7) member Open Space Committee to be appointed by the Moderator to, among other things, replace the annually continued Open Space and Recreation Plan Committee and to implement the Nahant Open Space and Recreation Plan, which new section is available for inspection in the town clerk's office, or take any other action relative thereto.

RECOMMENDED: This Article makes the existing Open Space and Recreation Plan Committee a standing Committee which will continue from year to year, renamed the Open Space Committee. The responsibilities of this Committee remain the same.

ARTICLE 23. (Police By-Laws - Feeding Wildlife Amendment) To see if the Town will vote to amend the Police By-Laws by adding Article XIV - Wildlife Feeding (a copy of which is available for review in the Town Clerk's office) to increase the protection of the health, safety and welfare of the community by restricting the feeding of wild animals, or take any other action relative thereto.

RECOMMENDED:

This Article restricts feeding wild animals. Nahant is the only community on the North Shore that does not have such a By-Law. Other communities have seen the value of restricting the feeding of wild animals as described in this proposed By-Law. You will find the complete, proposed Article in the Appendix of the Advisory and Finance Committee book.

ARTICLE 24. (Short-Term Rental Control By-Laws) To see if the Town will vote to amend the General By-Laws by adding a new Article (XIX) to regulate Short-Term Rentals, and to amend the Zoning By-Laws to address the use of Short-Term Rentals, as promulgated by the Short-Term Rental By-law Advisory Committee and available for inspection in the town clerk's office, or take any other action relative thereto.

RECOMMENDED:

The Advisory and Finance Committee joins the Short-Term Rental Committee and the Planning Board in recommending Article 24 which implements common-sense By-Laws and regulations covering short-term rentals, where none exist today. This is especially important for residential zones in Nahant.

We view this Article as a beginning, most likely with future refinements continuing to improve the Short-Term Rental By-Laws. Existing housing converted to short term rentals reduces long term residential housing in Nahant. This displacement exacerbates the shortage of housing in our town for young and old alike and may adversely impact community services, institutions, and organizations.

1. Public Process to Develop By-Laws

A Short-Term Rental By-Law Advisory Committee was created to study the issues and develop these By-Laws and regulations. A public process with the Board of Selectmen, Planning Board, and the Zoning Board of Appeals created, through compromise and consensus, a system to protect Nahant residents while being fair to short-term rental operators. There are checks and balances in this proposal. It offers Nahant residents access to the permitting and licensing process.

2. Annual Licensing of Short-Term Rentals

This Article empowers the Board of Selectmen to create and refine regulations for short-term rentals. The Advisory and Finance Committee recommends that the Board of Selectmen include in the short-term rental regulations an annual licensing requirement, similar to a liquor license. This provides for an annual review of each short-term rental license, which may result in non-renewal. The license may also be rescinded for cause at any time. There is no such process today.

3. Short-Term Rental Units Capped (to limit community impact and long-term residential displacement)

This Article will create By-Laws and regulations limiting the number of short-term rental units to a maximum of 4% of the total housing units in Nahant. This would allow for growth in short-term rentals from the current level of approximately 48 units to a maximum of 64 units (an increase of 33%). The Board of Selectmen may set a cap of less than 4%. There is no cap today in the By-Laws.

4. Special Permit Requirement

This Article requires a special permit from the Zoning Board of Appeals for non-owner-occupied units, which allows for Nahant resident input at Zoning Board of Appeals hearings. The key difference between this Article 24 and Article 25 (the Citizen Petition Short-Term Rental By-law) is the requirement for a special permit, not required by the Citizen Petition Article (Article 25).

Immediate action is important; Nahant is an outlier among surrounding coastal communities, which have restrictive by-laws regulating short-term rentals.

You will find the complete proposed Article 24, including specific By-Law language and the Planning Board's comments, in Appendices 7, 8 and 9 of the Advisory and Finance Committee book.

ARTICLE 25. (Citizen Petition – Short-Term Rental By-Law)

Short Term Rental Dwelling Units: To see if the Town will vote to adopt the following By-law to address Short Term Rental Dwelling Units:

I. Preface

In recognition that short term housing rentals provide both benefits and costs to the community, the Town wishes to create by-laws and regulations to balance the right of property owners to make reasonable use of their property while establishing rules that mitigate the risk of negative impact on neighborhoods. The rules should not be unreasonably restrictive that people who may want or need to rent their homes (and can benefit from short term housing rentals because difficulties with long term rentals and fluctuations in the housing markets) would be unable to pay property taxes or other expenses, yet also simultaneously must address (1) real health, safety, and nuisance concerns and (2) zoning restraints so that we minimize the risk of disruptions that can be caused by short term housing rentals.

II. Definitions

(a) Short Term Housing Rental: A rental reserved in advance to one guest party of at least one (1) bedroom in a residential dwelling or one complete residential dwelling for a minimum of two (2) consecutive nights but no more than thirty-one (31) days. Such dwelling unit does not require occupation by the owner-operator as a primary residence or otherwise. The maximum

occupancy should be set at one (1) more than twice the number of bedrooms (e.g., five (5) for a two (2) bedroom unit) based on the bedroom count registered in the assessors' records (legal bedrooms) and shall include accessory units. Occupants aged two (2) years or older shall be counted in this limit. Daily visitors in addition to registered guests (e.g., nonregistered guest visitors for a meal) in the dwelling unit is limited to five (5) persons.

(b) Residential Dwelling: A one-family or two-family dwelling as defined by the Zoning By-Laws but excluding: congregate living complex; elderly housing; group residence; homeless shelter; orphanage; temporary dwelling structure; transitional housing; hotel; motel; executive suite; lodging house; rooming house.

III. Location of Short Term Housing Rentals

Short term housing rentals are permitted in residential and business areas to the extent the use does not impinge on Protected Areas. Furthermore, short term housing rentals should be added to the Table of Uses in the Zoning By-Laws.

IV. Class and Number of Permits

(a) At no point shall the total number of short term housing rentals exceed 4% of the total dwelling unit stock in the Town. Property owners may only operate one (1) property as a short term housing rental unless already operating multiple properties as short term housing rentals prior to the effective date of this By-Law, in which case the properties may be allowed to continue to operate as short term housing rentals. Additionally, if the total number of short term housing rentals has not exceeded 5% of the total dwelling unit stock in the Town, then a property owner may apply for additional permits up to a maximum of three (3) total permits.

(b) An LLC or Trust shall be allowed to hold a permit only if the shareholders or members of the said LLC or Trust are natural persons. Such natural persons shall be listed on the permit application.

(c) A rental tenant shall not offer a rental unit as a short term housing rental. Owners of rental units that are below market rate or have income restrictions or are otherwise subject to housing or rental assistance or deemed affordable housing shall not be allowed to own or operate short term housing rentals.

(d) Permits shall be issued fairly and equitably from applicants who meet the permit requirements or have had more than 14 days of short-term rentals under a permit for the prior year.

V. Requirements of Short Term Housing Rentals

(a) Compliance. No short term housing rental shall be offered except in compliance with the provisions of this By-Law.

(b) Registration. Owners of any short term housing rental located in the Town of Nahant must register with the Town in accordance with Section VI of this By-Law.

(c) Annual Certification. All owners must file annually by January 31 with the Town a sworn certification attesting to continued compliance with the requirements of this article and all applicable public safety codes.

(d) Notice to Abutters. All owners must notify via hand delivery and certified mail all abutters to the residential dwelling of the registration of the residential dwelling as a short term housing rental within thirty (30) days of registration and subsequent annual certification including contact information of the owner, operating manager (if applicable), the owner's state registration number, and a reference to this By-Law.

(e) Outstanding Code Enforcement. Owners are prohibited from offering a short term housing rental if (i) the residential dwelling is subject to any outstanding building, electrical, plumbing, mechanical, fire, health, housing, sanitation, noise, or zoning code enforcement (including notices of violation, notices of cure, orders of abatement, cease and desist orders, and corrective actions), (ii) there exist outstanding building permits allowing work on the property in the unit be rented, or (iii) there are unpaid taxes, fees (including water, sewer, and trash), or assessments related to the property.

(f) Code Violations. Should a residential dwelling receive at least three code violations within any twelve (12) month period then it will be ineligible to be offered as a short term housing rental for a period of six (6) months from reasonable notice of the third violation.

VI. Registration Requirements

Owners must register with the Town prior to occupancy of any short term housing rental that commences after January 1, 2023 the following:

(a) State Certificate. A copy of the certificate of registration issued in accordance with Massachusetts General Laws Chapter 62C, Section 67.

(b) Owner Affidavit. A completed affidavit containing the following information:

- (1) Contact information of Owner and, if applicable, the contact information of the operating manager residing in the Town and appointed by the Owner in accordance with section (f) below;
- (2) Proof of Residence (see (f) below);
- (3) Confirmation that there is no code enforcement or building permits.

(c) Smoke Detector and Carbon Monoxide Certificate of Compliance. All short term housing rentals must comply with the applicable smoke detector and carbon monoxide requirements for residential units set forth in Massachusetts General Laws Chapter 148, Section 26E. Owners must schedule an inspection with the Fire Department and receive a Certificate of Compliance indicating that the property meets the smoke detector and carbon monoxide requirements prior occupancy commencing after January 1, 2023.

(d) House Rules. A copy of the House Rules required to be posted and distributed in accordance with section VIII below.

(e) Registration Filing Fee. At the time of registration, Owners must pay a filing fee of \$500 to the Town.

(f) Appointment of Operating Manager. A non-resident owner must appoint a local operating manager residing in the Town when registering a short term housing rental.

VII. Inspections

The Town may conduct inspections of any short term housing rental as may be required to ensure safety and compliance with all applicable ordinances and local, state, and federal codes, including but limited to the provisions of this article. All inspecting departments shall keep records of inspections and visits to the property throughout each year.

VIII. Responsibilities of Owners

(a.) General Responsibility. The Owner shall be responsible for the proper supervision, operation, and maintenance of the short term housing rental in accordance with the requirements of this By-Law and all other pertinent laws, regulations, and codes. The Owner shall also be responsible for the behavior and activity of guests that results in a violation of this ordinance. The appointment of an agent shall in no way relieve the Owner from responsibility for full compliance with the law.

(b) No Nuisance. Short terms housing rentals shall not result in the disruption of the peace, tranquility, or safety of the immediate residential neighborhood through the production of noise, vibration, light, glare, trash, fumes, odors, traffic, parking congestion, or any other nuisance beyond that which normally occurs in the immediate residential area, including no disruptive noise, outdoor activities, or other disturbances between the hours of 10pm to 8am. Owners shall respond no later than two (2) hours of notification of a disruption and failure to respond may lead to immediate termination of the permit.

(c) Compliance with Town By-Laws and State and Local Laws. All short term housing rentals shall comply with all applicable ordinances and local, state, and federal codes applying generally to residential dwellings in the Town.

(d) Commercial Events Prohibited. A short term housing rental property shall not be used for a commercial event during its occupancy as a short term housing rental. Commercial events include luncheons, banquets, parties, weddings, meetings, charitable fundraising, commercial or advertising activities, or other gatherings for direct or indirect compensation.

Signage. No signage is permitted indicating the dwelling unit(s) as a short term housing rental.

(e) Parking. Vehicle parking in excess of one on-site stall per bedroom are required to obtain an on- street parking pass from the Police Department for conspicuous display on the front dashboard. Recreational vehicles, boats, commercial vehicles, and other vehicles that are not regularly used for passenger transportation of small groups are not permitted for off-street or on-street parking.

(f) Agreements with Occupants. Owners may not enter into any rental agreements that are inconsistent with the terms of this article.

(g) Minors. No short term housing rental shall be rented to any unemancipated person who is younger than eighteen (18) years of age.

(h) Occupant Registries. The owner of every short term housing rental must maintain, in permanent form, a registry log of occupants. It must include the contact information of the guest reserving the rental and dates of stay. The registry log must be available for inspection by the Town upon request.

(i) Fire Prevention Notice. Owners shall post in a visible place inside the residential dwelling information regarding the location of any fire extinguishers, gas shut off valves, fire exits and fire alarms in the dwelling.

(j) Notice of Registration. The Owners of every short term housing rental shall post in a prominent place within the rental the House Rules below as well as the certificate of registration with the Town. The Owner shall clearly display the Town registration number in all advertisements or notices of the short term housing rental, including online advertisements.

(k) House Rules. Owners shall institute House Rules to prevent the short term housing rental from being a cause of complaint to the Police Department or a cause of nuisance or annoyance to the neighbors or neighborhood.

(1) House Rules must make occupants aware of the Town's By-Laws and the Owner's policies, which shall be in writing. At a minimum, House Rules shall adequately address the following:

- (i) Noise control, including use of audio equipment, excessive noise, or outdoor activities that may disturb the peace especially between the hours of 10pm to 8am;
- (ii) Adherence to laws regarding disorderly behavior;
- (iii) Proper trash disposal;
- (iv) Requiring leashing of dogs and waste disposal bags;
- (v) Location of parking stalls on the property;
- (vi) Neighborhood parking regulations and restrictions;
- (vii) Occupancy limits according to the Town's By-Laws;
- (viii) Any other provisions as may be required by the Town.

(2) Owners shall ensure all occupants are aware of the House Rules by distributing them prior to the date of occupancy and posting them in a visible place.

(l) Egress and Access. Owners of short term housing rentals, classified as one-family or two-family dwellings for the building code, shall be responsible for ensuring that adequate egress is provided in accordance with the the appropriate section of Massachusetts State Building Code, 780 CMR.

(m) Maintenance. The building and all parts thereof shall be kept in good general repair and properly maintained.

(n) Burden of Proof and Cooperation. The burden of proof is placed on the Owner to demonstrate that they are operating within the limits of this By-Law. Owners must cooperate with any enforcement or investigation proceedings under this By-Law.

(o) False Information. Submission of false information shall constitute a violation of this By-Law.

X. Enforcement, Violations, and Penalties.

(a) Enforcement. The Town shall be responsible for enforcement of this By-Law, including any rule or regulation promulgated hereunder, and shall institute all necessary administrative or legal action to assure compliance.

(b) Notice of Violation. The Town shall issue a written notice of any violation of this By-Law to the Owner. Said notice shall describe the prohibited condition and order that it be remedied within thirty (30) days of receipt of the notice.

(c) Penalties. Any Owner who violates any provision of this ordinance shall be subject to suspension or termination of the certificate to operate a short term housing rental and a fine of not more than three hundred dollars (\$300.00) for each violation. Each day a violation occurs shall be a separate offense. The Town shall notify the Massachusetts Commissioner of the Department of Revenue of all such suspensions or terminations.

(d) Violations of building, health, or fire code. Any action by the Town to suspend, terminate or issue fines under this section shall not bar any other separate action by any other violation enforcement.

(e) Failure to Register. Any person who offers or operates a short term housing rental without first registering with the Town shall be fined three hundred dollars (\$300.00) per violation per day. Each day's failure to comply with a notice of violation or any other order shall constitute a separate violation.

Nontransferable. Short term housing rental permits are not transferable and will terminate upon sale of the property.

(f) Notification to safety authorities. The Police Department and Fire Department shall be provided the contact information of the owner and operating manager (if applicable).

X. Effective Date.

The provisions of this Article IX shall take effect on January 1, 2024.

XI. Severability.

The provisions of this article are severable. If any provision, paragraph, sentence, or clause, of this article or the application thereof to any person, establishment, or circumstances shall be held invalid, such invalidity shall not affect the other provisions or application of this article.

NOT RECOMMENDED:

The Advisory and Finance Committee recommends Article 24 instead of Article 25. Please refer to our discussion of Article 24 for the benefits of that Article.

The Committee is concerned that Article 25 does not provide enough control over short-term rentals. Specifically, the Committee's concerns regarding Article 25 include:

- It does not require a special permit and accompanying public input for new short-term rental units.
- It appears to cap short term rental properties at a maximum 5% of residential units, which is higher than Article 24 which specifies a maximum of 4%.
- It appears to give preference to existing short-term rental operators and limits new operators.
- It appears less restrictive than similar laws in surrounding communities.

ARTICLE 26. (Continue Committees) To see if the Town will vote to continue the following standing committees to June 30, 2024: Community Preservation Committee, Cable TV Advisory Committee, Veterans Memorial Committee, Sailing Committee, Cemetery Advisory Committee, Coast Guard Design and Development Advisory Committee, Town Charter and By-law Committee, Tennis Committee, Town Owned Land Study Committee, Nahant Alternative Energy Committee, Golf Course Management Advisory Committee, and the Open Space and Recreation Plan Committee, Cultural Council, FEMA Flood Insurance Study Committee, Green Community Committee, MVP Committee, Noise Abatement Committee, Nahant Fire Station Architectural Assessment Committee, Short Term Rental Committee, or take any other action relative thereto.

RECOMMENDED:

The Advisory and Finance Committee recommends that the Town continue the Committees listed in this Article. Since these committees have been established by previous town Meeting votes rather than by Town By-Laws, we must vote annually to continue their existence through the coming fiscal year.

FY 2024 Omnibus Budget Appropriations and Projected Revenues

In the following pages prior to the Appendices, you will find the fiscal year 2024 Omnibus Budget Appropriations and fiscal year 2024 Projected Revenues as recommended by the Advisory and Finance Committee.

Any recommended changes that may be identified between now and May 20th will be noted at Town Meeting.

**Town of Nahant
Article 6 - Omnibus Budget
Appropriations**

Line #	FY21 Actual Expenses	FY22 Actual Expenses	FY23 Budgeted Budget	FY24 Recommended Budget	% Change from FY23
General Government					
<u>Moderator</u>					
1	0	0	60	60	0.00%
<u>Selectmen</u>					
2	0	0	3	3	0.00%
3	183,457	193,412	153,700	169,400	10.21%
<u>Public Health</u>					
4	0	26,319	107,740	98,046	-9.00%
5	0	196	20,000	20,000	0.00%
<u>Town Administrator</u>					
6	225,169	232,031	241,464	247,705	2.58%
7	0	0	0	0	0.00%
8	3,533	0	0	0	0.00%
9	0	0	0	0	0.00%
10	0	0	0	0	0.00%
11	500	500	500	500	0.00%
12	15,758	52,253	33,650	42,650	26.75%
13	0	0	2,000	2,000	0.00%
<u>Finance Committee</u>					
14	20,160	9,960	10,160	10,175	0.15%
<u>Town Accountant</u>					
15	180,288	159,133	176,032	182,338	3.58%
16	4,997	3,010	9,417	9,717	3.19%
<u>Assessors</u>					
17	89,072	93,106	109,223	111,516	2.10%
18	51,997	84,922	65,200	61,575	-5.56%
<u>Treasurer/Collector</u>					
19	125,832	129,285	132,097	134,924	2.14%
20	36,525	53,154	64,573	64,573	0.00%
21	1,397	1,203	1,400	1,400	0.00%
<u>Town Counsel</u>					
22	70,000	55,000	75,000	75,000	0.00%
<u>Town Hall</u>					
23	30,429	30,657	32,471	33,254	2.41%
24	44,162	51,069	51,000	59,410	16.49%
25	9,171	3,014	90,000	15,000	-83.33%
<u>Data Processing</u>					
26	180,922	136,696	202,000	213,000	5.45%
<u>Town Clerk</u>					
27	69,032	70,335	72,194	73,705	2.09%
28	7,368	16,638	15,800	15,800	0.00%
29	1,278	969	1,400	1,400	0.00%
<u>Election/Registration</u>					
30	11,453	9,259	19,360	17,060	-11.88%
<u>Conservation Commission</u>					
31	513	1,113	1,260	1,260	0.00%
<u>Planning Board</u>					
32	1,804	2,650	2,650	2,650	0.00%
<u>Zoning/Board of Appeals</u>					
33	2,899	162	2,900	2,900	0.00%
Total General Government					-1.55%

**Town of Nahant
Article 6 - Omnibus Budget
Appropriations**

Line #	FY21 Actual Expenses	FY22 Actual Expenses	FY23 Budgeted Budget	FY24 Recommended Budget	% Change from FY23
Public Safety					
<u>Police Department</u>					
34	1,347,863	1,358,528	1,424,341	1,468,966	3.13%
35	145,688	149,557	179,912	200,104	11.22%
36	60,750	86,875	85,000	80,000	-5.88%
37	0	0	0	0	0.00%
38	1,554,301	1,594,960	1,689,253	1,749,070	3.54%
<u>Fire Department</u>					
39	876,312	992,579	1,055,793	1,090,163	3.26%
40	150,775	172,678	184,806	202,137	9.38%
41	29,773	25,000	75,000	25,000	-66.67%
42	1,056,860	1,190,258	1,315,599	1,317,300	0.13%
Total Police and Fire					
	2,611,161	2,785,218	3,004,852	3,066,370	2.05%
Other Public Safety					
<u>Inspectional Services Department</u>					
43	17,703	18,757	45,358	56,492	24.55%
<u>Health</u>					
44	10,867	0	0	0	0.00%
<u>Building Inspection</u>					
45	17,142	17,566	18,795	19,242	2.38%
46	6,031	6,770	7,450	7,700	3.36%
<u>Plumbing/Gas Inspection</u>					
47	6,595	7,054	7,195	7,363	2.33%
48	453	300	950	950	0.00%
<u>Wiring Inspection</u>					
49	6,515	6,564	7,195	7,363	2.33%
50	868	802	950	950	0.00%
<u>Emergency Management</u>					
51	6,637	10,132	14,497	17,600	21.40%
52	3,937	3,629	4,500	7,000	55.56%
53	0	0	40,000	15,000	-62.50%
<u>Animal Control</u>					
54	9,983	10,183	10,386	10,646	2.50%
55	2,223	2,368	4,003	4,003	0.00%
<u>Parking Clerk</u>					
56	0	6,750	6,750	6,750	0.00%
57	13,184	14,238	14,985	14,985	0.00%
<u>Harbormaster</u>					
58	3,323	3,384	3,459	3,546	2.52%
59	6,388	7,028	8,909	9,843	10.48%
60	0	0	0	0	0.00%
<u>Wharfinger</u>					
61	1,941	1,934	2,022	2,073	2.52%
62	1,266	1,509	2,104	3,127	48.62%
63	0	8,000	13,200	0	-100.00%
<u>Ocean Rescue</u>					
64	0	0	0	0	0.00%
65	0	0	0	0	0.00%
Total Other Public Safety					
	115,056	126,969	212,708	194,633	-8.50%
Total Public Safety					
	2,726,217	2,912,186	3,217,560	3,261,003	1.35%

**Town of Nahant
Article 6 - Omnibus Budget
Appropriations**

Line #	FY21 Actual Expenses	FY22 Actual Expenses	FY23 Budgeted Budget	FY24 Recommended Budget	% Change from FY23
Education System					
School Department					
66	293,020	314,676	457,738	487,234	6.44%
67	1,507,633	1,567,938	1,607,136	1,647,315	2.50%
68	1,727,321	1,747,397	1,860,132	1,937,912	4.18%
69	<u>3,527,974</u>	<u>3,630,011</u>	<u>3,925,006</u>	<u>4,072,461</u>	<u>3.76%</u>
Transportation					
70	144,588	156,975	171,696	175,550	2.24%
71	29,117	82,027	67,726	109,938	62.33%
72	<u>173,705</u>	<u>239,002</u>	<u>239,422</u>	<u>285,488</u>	<u>19.24%</u>
73	365,600	353,600	341,600	329,600	-3.51%
74	<u>185,150</u>	<u>184,523</u>	<u>193,139</u>	<u>194,226</u>	<u>0.56%</u>
Total Education System					
	4,252,429	4,407,136	4,699,167	4,881,775	3.89%

**Town of Nahant
Article 6 - Omnibus Budget
Appropriations**

Line #	FY21 Actual Expenses	FY22 Actual Expenses	FY23 Budgeted Budget	FY24 Recommended Budget	% Change from FY23
Public Works Department					
<u>Public Works Administration</u>					
75	7,026	7,378	7,730	7,875	1.88%
76	22,955	15,731	23,910	24,155	1.02%
77	11,566	12,500	12,750	12,750	0.00%
	41,548	35,609	44,390	44,780	0.88%
<u>Highways and Streets</u>					
78	111,091	113,013	120,115	126,277	5.13%
79	127,544	166,620	178,050	187,798	5.47%
80	21,945	24,000	57,000	30,000	-47.37%
	260,580	303,633	355,165	344,075	-3.12%
81	183,487	179,182	30,000	30,000	0.00%
<u>Beaches & Parks</u>					
82	56,334	64,237	68,559	69,789	1.79%
83	17,683	45,139	23,146	29,796	28.73%
84	0	0	62,000	30,000	-51.61%
	74,016	109,376	153,705	129,585	-15.69%
<u>Cemetery</u>					
85	33,211	37,451	35,808	44,800	25.11%
86	9,632	8,877	10,150	13,074	28.81%
87	0	1,000	50,000	25,000	-50.00%
	42,843	47,328	95,958	82,874	-13.64%
<u>Overhead Operations</u>					
88	0	0	0	0	0.00%
89	0	0	0	0	0.00%
90	8,165	3,293	75,330	71,312	-5.33%
	8,165	3,293	75,330	71,312	-5.33%
Total Public Works Department					
	610,639	678,422	754,548	702,626	-6.88%

**Town of Nahant
Article 6 - Omnibus Budget
Appropriations**

Line #	FY21 Actual Expenses	FY22 Actual Expenses	FY23 Budgeted Budget	FY24 Recommended Budget	% Change from FY23
Culture/Recreation					
<u>Council on Aging</u>					
91	24,857	35,194	50,099	52,795	5.38%
92	19,048	20,743	16,705	16,756	0.31%
93	0	0	0	0	0.00%
<u>Veteran's Agent</u>					
94	8,240	8,405	8,574	8,789	2.51%
95	23,637	11,737	33,000	33,550	1.67%
<u>Library</u>					
96	133,059	170,071	187,287	191,297	2.14%
97	64,269	73,115	69,370	71,316	2.81%
98	0	0	0	0	0.00%
<u>Recreation -General</u>					
99	0	0	3,215	3,296	2.52%
<u>Recreation-Sailing</u>					
100	5,000	5,650	5,950	6,099	2.50%
<u>Recreation-Tennis</u>					
101	720	2,880	2,937	3,011	2.52%
<u>Historical Commission</u>					
102	0	0	0	0	0.00%
<u>Memorial Day Committee</u>					
103	240	7,498	7,500	8,000	6.67%
<u>Fourth of July Committee</u>					
104	0	952	2,300	10,000	334.78%
<u>Beautification Committee</u>					
105	1,564	1,991	2,150	2,150	0.00%
<u>Personnel Committee</u>					
106	0	0	0	0	0.00%
<u>Military Housing</u>					
107	60,751	59,545	21,000	0	-100.00%
Total Culture/Recreation					
	341,385	397,779	410,087	407,059	-0.74%

**Town of Nahant
Article 6 - Omnibus Budget
Appropriations**

Line #	FY21 Actual Expenses	FY22 Actual Expenses	FY23 Budgeted Budget	FY24 Recommended Budget	% Change from FY23
General Debt Service					
108 Debt Service	33,217	18,002	334,588	181,764	-45.68%
109 Military Housing Debt Service	46,261	18,660	50,000	55,980	11.96%
110 Short Term Debt	21,181	4,593	40,000	40,000	0.00%
Total Debt Service	100,659	41,256	424,588	277,744	-34.59%
Total Operation Cost	9,399,044	9,852,824	11,199,204	11,197,228	-0.02%
Intergovernmental					
Cherry Sheet					
111 State Assessments	110,292	123,747	110,806	116,524	5.16%
112 County Assessments	0	0	0	0	0.00%
113 School Choice Assessment	12,241	13,303	12,363	0	-100.00%
114 Charter School Assessment	129,772	152,947	174,820	240,005	37.29%
Total Intergovernmental	252,305	289,997	297,989	356,529	19.65%
Other Expenses					
115 Pension/Annuity Expenses	0	0	0	0	0.00%
116 Essex County Retirement Expenses	886,992	885,708	980,000	990,000	1.02%
117 Unemployment Compensation	0	0	25,000	25,000	0.00%
118 Health Insurance	825,873	816,404	975,000	1,033,500	6.00%
119 Life Insurance	1,346	1,206	1,500	1,500	0.00%
120 Medicare Expenses	84,513	85,770	92,004	94,305	2.50%
121 Insurance Committee Expenses	240,430	263,618	317,598	331,277	4.31%
122 Retirement Account	50,000	50,000	50,000	50,000	0.00%
Total Other Expenses	2,089,154	2,102,706	2,441,102	2,525,582	3.46%
Total Before Reserve Fund and Articles	11,740,504	12,245,526	13,938,295	14,079,339	1.01%
Reserve Funds					
123 Base Appropriation	285,271	168,500	250,000	200,000	-20.00%
124 Utility Reserve	0	0	0	25,000	100.00%
Total Reserve Funds	285,271	168,500	250,000	225,000	-10.00%
Total General Funds	12,025,774	12,414,026	14,188,295	14,304,339	0.82%

**Town of Nahant
Article 6 - Omnibus Budget
Appropriations**

Line #	FY21 Actual Expenses	FY22 Actual Expenses	FY23 Budgeted Budget	FY24 Recommended Budget	% Change from FY23	
Interfund Transfers-Out						
125	Transfer to W/S Enterprise Fund Debt Shift	811,264	793,807	834,589	1,365,498	63.61%
126	Transfer to Capital Projects	16,600	383,500	0	0	0.00%
127	Transfer to Wharf Insurance	25,000	25,000	0	0	0.00%
128	FEMA - Storm Damage	0	0	0	0	0.00%
129	Stabilization Fund	100,000	150,000	250,000	200,000	-20.00%
130	OPEB Stabilization Fund	25,000	25,000	25,000	25,000	0.00%
Total Interfund Transfers Out		977,864	1,377,307	1,109,589	1,590,498	43.34%
TOTAL APPROPRIATIONS		13,003,638	13,791,333	15,297,884	15,894,837	3.90%

Estimated Revenue	14,912,453
Funded from Overlay Surplus	60,000
Funded from Free Cash	942,935
Surplus or (Shortage)	20,551

**Town of Nahant
Fiscal Year 2024 Projected Revenues**

LINE #	<u>GENERAL FUNDS</u>	2020 ACTUAL REVENUES	2021 ACTUAL REVENUES	2022 ACTUAL REVENUES	2023 ESTIMATED REVENUES	2024 ESTIMATED REVENUES	% Change FY23 vs. FY24
Real Estate & Personal Property							
1	Personal Property Taxes	271,005	248,179	293,416	300,752	308,271	2.5%
2	Personal Property Tax Refund	0	0	0	0	0	0.0%
3	Real Estate Taxes	10,175,463	10,632,108	10,719,982	11,070,475	11,900,649	7.5%
4	Real Estate Tax Refund	(75,374)	(60,939)	(66,420)	0	0	0.0%
5	<i>Maximum Levy Limit</i>	<i>10,371,094</i>	<i>10,819,348</i>	<i>10,946,978</i>	<i>11,371,227</i>	<i>12,208,920</i>	7.4%
6	Tax Title Collected	0	119,876	16,108	0	0	0.0%
Local Revenue							
7	Tax Foreclosure	0	0	0	0	0	0.0%
8	R/E Deferrals	0	0	0	0	0	0.0%
9	Motor Vehicle Excises	599,010	585,348	572,693	508,000	550,500	8.4%
10	Motor Vehicle Excise Refund	(9,911)	(11,067)	(9,432)	0	0	0.0%
11	Boat Excise Taxes	6,009	2,707	7,457	5,050	5,050	0.0%
12	Boat Excise Refund	(56)	(699)	(23)	0	0	0.0%
13	Interest on Taxes/Excises	26,825	90,553	25,717	26,000	26,000	0.0%
14	Penalty - Demand Payments	3,434	4,340	3,475	3,000	3,000	0.0%
15	Payment In Lieu of Taxes	1,559	1,557	0	0	0	0.0%
16	Meals Tax Revenue	18,121	34,703	64,363	55,000	66,294	20.5%
17	Rooms Tax Revenue	0	0	74,861	60,000	79,353	100.0%
18	Ambulance Fees	154,904	179,420	179,542	169,000	172,380	2.0%
19	Other Charges For Services (incl Police detail admin fee)	3,210	5,088	12,951	15,000	16,000	6.7%
21	Fees	39,775	36,492	33,184	33,000	33,000	0.0%
22	Cemetery Fees	8,500	4,250	5,100	4,293	4,293	0.0%
23	Rentals	179,490	218,208	211,166	190,000	195,700	3.0%
24	Military Housing Rentals	191,861	226,376	182,743	10,000	0	-100.0%
25	Alcoholic Beverage License	8,700	7,150	9,850	9,000	9,000	0.0%
26	Other Licenses	12,165	12,710	15,027	15,000	15,000	0.0%
27	Permits	96,817	185,872	132,855	124,000	132,855	7.1%
28	STR Inspections/Registrations	0	0	0	0	10,000	100.0%
29	Beach Stickers	12,353	12,253	11,705	11,000	11,000	0.0%
30	State Reimbursement - Taxes	0	0	0	0	0	0.0%
31	Fines & Forfeits	38,953	48,560	24,405	23,817	25,000	5.0%
32	Sale of Inventory	12,450	3,300	4,837	0	0	0.0%
33	Earnings on Investments	10,693	2,513	134	133	133	0.0%
34	Other Miscellaneous Revenue	7	3,582	8,354	0	0	0.0%

**Town of Nahant
Fiscal Year 2024 Projected Revenues**

LINE #	GENERAL FUNDS	2020 ACTUAL REVENUES	2021 ACTUAL REVENUES	2022 ACTUAL REVENUES	2023 ESTIMATED REVENUES	2024 ESTIMATED REVENUES	% Change FY23 vs. FY24
35	Sale of Land	5,000	0	0	0	0	0.0%
36	Interfund Transfer In - Indirect Costs	219,327	267,860	230,379	234,987	242,352	3.1%
37	CMS Retiree Subsidy	0	0	0	0	0	0.0%
38	<i>SUBTOTAL LOCAL RECEIPTS</i>	<i>1,639,194</i>	<i>1,921,077</i>	<i>1,801,342</i>	<i>1,496,280</i>	<i>1,596,910</i>	<i>6.7%</i>
CHERRY SHEET							
39	State Education Dist/Reimb - CH70	523,513	523,513	552,703	546,523	553,963	1.4%
40	Charter School Reimbursement	67,472	42,217	47,568	105,719	82,376	-22.1%
41	State General Dist/Reimb-UGGA	401,221	401,221	406,920	437,688	446,442	2.0%
42	Veterans Benefits	13,559	14,181	14,956	20,679	9,892	-52.2%
43	Exemptions - VBS & Elderly	28,800	15,092	15,110	23,353	11,783	-49.5%
44	State Owned Land	1,216	1,246	1,442	1,850	2,167	17.1%
45	<i>SUBTOTAL CHERRY SHEET AID</i>	<i>1,035,781</i>	<i>997,470</i>	<i>1,038,699</i>	<i>1,135,812</i>	<i>1,106,623</i>	<i>-2.6%</i>
46	State Other Revenues (Extra Election Revenue)	345	1,197	0	0	0	0.0%
47	TOTAL GENERAL FUNDS	13,046,414	13,858,969	13,803,127	14,003,319	14,912,453	6.5%
	Estimated Appropriations				(15,297,885)	(15,894,837)	
	Article #2 - Transfer to ConCom Revolving Fund				(7,664)		
	Article #15 - Paving				(100,000)		
	Article #24 - Public Safety Building Study				(125,000)		
	Article #16 - COA Kitchen					(50,000)	
	Overlay Surplus - Omnibus				63,000	60,000	
	Free Cash - Article #6 - Omnibus - Capital				484,950	237,550	
	Free Cash - Article #6 - Omnibus - Debt				515,241	480,385	
	Free Cash - Article #13 - OPEB Stabilization Fund				25,000	25,000	
	Free Cash - Article #14 - Stabilization Fund				250,000	200,000	
	Free Cash - Article #15 - Paving				100,000		
	Free Cash - Article #24 - Public Safety Building Study				125,000		
	Free Cash - Article #16 - COA Kitchen					50,000	
	Variance over (short)				35,961	20,551	
	AVAILABLE SOURCES - GENERAL FUND					Available	
	Estimated Overlay Surplus	60,000				0	
	Free Cash, certified FY22 for FY24 use	992,935				0	
	TOTAL ESTIMATED					0	

**Town of Nahant
Fiscal Year 2024 Projected Revenues**

LINE #		2020 ACTUAL REVENUES	2021 ACTUAL REVENUES	2022 ACTUAL REVENUES	2023 ESTIMATED REVENUES	2024 ESTIMATED REVENUES	% Change FY23 vs. FY24
Rubbish Enterprise Fund							
48	Rubbish/Recycling Fees	450,020	494,221	517,465	588,716	609,451	3.5%
49	Tax Title Redeemed	0	4,068	0	0	0	0.0%
50	Utility Liens	7,341	8,875	20,371	0	0	0.0%
51	Earnings on Investment	1,826	249	128	200	200	0.0%
52	Other Charges for Services	2,290	1,840	3,811	0	0	0.0%
53	Total Rubbish Enterprise Fund	461,477	509,253	541,775	588,916	609,651	3.5%
	Estimated Appropriations					(609,651)	
	Estimated Capital - Article #10 - Compost Area					(30,000)	
	Retained Earnings					30,000	
	Variance over (short)					0	
	AVAILABLE SOURCES - RUBBISH ENTERPRISE FUND					Available	
	Retained Earnings, certified FY22 for FY24 use	35,351				5,351	
W/S Enterprise Fund							
54	Water Usage Charges	885,331	1,053,998	952,856	1,007,901	1,037,725	3.0%
55	Sewer Usage Charges	839,813	990,287	1,011,805	926,009	926,478	0.1%
56	Water/Sewer Fee - Capital Improvement	0	0	0	30,000	30,000	0.0%
57	Water Meters	650	2,465	750	0	0	0.0%
58	Tax Title Liens	0	19,768	641	0	0	0.0%
59	Utility Liens	56,791	76,469	641	0	0	0.0%
60	Earnings on Investment	1,504	772	497	600	600	0.0%
61	Other Charges for Services	900	1,300	150	0	0	0.0%
62	Penalties & Interest	10,675	11,700	14,147	0	0	0.0%
63	Transfers-In Debt Shift	830,318	811,264	793,807	834,589	1,365,498	63.6%
64	Total W/S Enterprise Fund	2,625,982	2,968,024	2,775,292	2,799,099	3,360,301	20.0%
	Estimated Appropriations					(3,680,301)	
	Estimated Capital - Article #18 - 2 Trucks					(150,000)	
	Article #8 - Water/Sewer Paving					(50,000)	
	Retained Earnings					520,000	
	Variance over (short)					0	
	AVAILABLE SOURCES - RUBBISH ENTERPRISE FUND					Available	
	Retained Earnings, certified FY23 for FY24 use	550,062				30,062	

APPENDIX 1

One Time Sources & Uses

This Appendix shows what money is available to spend, its source, and what the Board of Selectmen recommend spending it on.

Disbursements from Available Funds
From Free Cash and Other Sources of Funds

Current Available Sources-General Fund	
Available Article Transfers	0
Available Free Cash	992,935
Overlay Surplus	60,000
Total Available Sources	1,052,935
Uses of Sources-General Fund	
FY 24 (Art 6 ATM 5/23) - Town Hall Capital	15,000
FY 24 (Art 6 ATM 5/23) - Treasurer Capital	1,400
FY 24 (Art 6 ATM 5/23) - Town Admin Capital	2,000
FY 24 (Art 6 ATM 5/23) - Town Clerk Capital	1,400
FY 24 (Art 6 ATM 5/23) - Police Capital	80,000
FY 24 (Art 6 ATM 5/23) - Fire Capital	25,000
FY 24 (Art 6 ATM 5/23) - Emergency Management Capital	15,000
FY 24 (Art 6 ATM 5/23) - DPW Administrative Capital	12,750
FY 24 (Art 6 ATM 5/23) - Beaches and Parks Capital	30,000
FY 24 (Art 6 ATM 5/23) - Highway and Streets Capital	30,000
FY 24 (Art 6 ATM 5/23) - Cemetery Capital	25,000
FY 24 (Art 6 ATM 5/23) - Debt Payments	540,385
FY 24 (Art 13 ATM 5/23) - OPEB-Stabilization Fund	25,000
FY 24 (Art 14 ATM 5/23) - Stabilization Fund	200,000
FY 24 (Art 16 ATM 5/23) - Council on Aging Kitchen	50,000
Total Uses of Sources	1,052,935
Balance Remaining-General Fund	
	0

Current Available Sources-W/S Enterprise Fund	
Available Retained Earnings	550,062
Total Available Sources	550,062
Uses of Sources-W/S Enterprise Fund	
FY 24 (Art 7 ATM 5/23) - Water/Sewer Debt Principal Payments	250,000
FY 24 (Art 7 ATM 5/23) - Water/Sewer Debt Capital	70,000
FY 24 (Art 8 ATM 5/23) - Water/Sewer Paving	50,000
FY 24 (Art 18 ATM 5/23) - Water/Sewer Equipment	150,000
Total Uses of Sources	520,000
Balance Remaining-W/S Enterprise Fund	
	30,062

Current Available Sources-Rubbish Enterprise Fund	
Available Retained Earnings	35,351
Total Available Sources	35,351
Uses of Sources-Rubbish Enterprise Fund	
FY 24 (Art 10 ATM 5/23) - Compost Site	30,000
Total Uses of Sources	30,000
Balance Remaining-Rubbish Enterprise Fund	
	5,351

APPENDIX 2

Town of Nahant Five Year Financial Plan

A previous Town Meeting vote required the Town Administration and the School Department to prepare five-year financial projections for inclusion in the Report and Recommendations of the Advisory and Finance Committee.

This five year plan has been structure using the budget that the Town Administrator and the Board of Selectmen deem appropriate to operate the Town departments properly. Important and necessary capital improvement programs are incorporated to identify the equipment/physical needs of the Town along with the cost estimates to pay for these needs. Also included are water and sewer rates projected through FY 2028.

As needs and finances change, we will review all information necessary to update this plan or recommend a new plan based upon priorities.

Operating Budgets Vs Revenue Projections

	<u>FY 24</u>	<u>FY 25</u>	<u>FY 26</u>	<u>FY27</u>	<u>FY28</u>
Operating Budgets	15,657,287	18,530,933	17,455,916	17,303,636	17,446,884
Revenue Projections	14,912,453	15,528,341	16,490,593	16,493,016	16,783,827
Use of Available Funds (Overlay&Free Cash)	744,985	3,002,592	965,323	810,620	663,057
Surplus/(Shortage)	151	0	0	0	0

Capital Budgets Vs Capital Revenue Projections

	<u>FY 24</u>	<u>FY 25</u>	<u>FY 26</u>	<u>FY27</u>	<u>FY28</u>
Capital Budgets	897,550	953,050	787,775	543,050	583,050
Less: Capital through General Fund	(94,500)	(44,500)	(50,175)	(39,500)	(44,500)
Cost of Capital Budgets	803,050	908,550	737,600	503,550	538,550
Revenue Projections/Grants/Chapter 90	290,000	92,000	92,000	92,000	92,000
Use of Available Funds (Free Cash)	337,550	366,550	322,600	261,550	296,550
CPA Funding	75,500	50,000	50,000	50,000	50,000
CPA Borrowing					
Borrowings	100,000	400,000	273,000	100,000	100,000
Capital Using Other Sources	0	0	0	0	0
Surplus/(Shortage)	0	0	0	0	0
Total Operating and Capital Shortage	151	0	0	0	0

Water/Sewer Enterprise Fund

	<u>FY 24</u>	<u>FY 25</u>	<u>FY 26</u>	<u>FY27</u>	<u>FY28</u>
Operating Budgets	3,610,301	3,678,838	4,371,263	4,370,829	4,355,788
Revenue Projections	3,360,301	3,678,838	4,371,263	4,370,829	4,355,788
Use of Available Funds (Retained Earnings)	250,000	0	0	0	0
Surplus/(Shortage)	0	0	0	0	0

W/S Enterprise Fund Capital Budgets Vs Capital Revenue Projections

	<u>FY 24</u>	<u>FY 25</u>	<u>FY 26</u>	<u>FY27</u>	<u>FY28</u>
Capital Budgets	2,785,000	2,510,000	2,390,000	2,510,000	2,390,000
Less: Capital through W/S Rates	(15,000)	(90,000)	(90,000)	(90,000)	(90,000)
Cost of Capital Budgets	2,770,000	2,420,000	2,300,000	2,420,000	2,300,000
Use of Available Funds (Retained Earnings)	270,000	170,000	50,000	170,000	50,000
Borrowings	2,500,000	2,250,000	2,250,000	2,250,000	2,250,000
Surplus/(Shortage)	0	0	0	0	0
Total W/S Enterprise Operating and Capital	0	0	0	0	0

Rubbish Enterprise Fund

	<u>FY 24</u>	<u>FY 25</u>	<u>FY 26</u>	<u>FY27</u>	<u>FY28</u>
Operating Budgets	609,651	631,798	654,449	677,954	702,346
Revenue Projections	609,651	631,798	654,449	677,954	702,346
Use of Available Funds (Retained Earnings)	0	0	0	0	0
Surplus/(Shortage)	0	0	0	0	0

Rubbish Enterprise Fund Capital Budgets Vs Capital Revenue Projections

	<u>FY 24</u>	<u>FY 25</u>	<u>FY 26</u>	<u>FY27</u>	<u>FY28</u>
Capital Budgets	30,000	40,000	40,000	40,000	40,000
Use of Available Funds	30,000	40,000	40,000	40,000	40,000
Borrowings	0	0	0	0	0
Surplus/(Shortage)	0	0	0	0	0

This five year plan has been structured using the budgets that the Town Administrator and Board of Selectmen deem appropriate to operate the Town departments properly. Important and necessary capital improvement programs are incorporated to identify the equipment/physical needs of the Town along with the cost estimates to pay for these needs. Also included are water and sewer rates projected through FY2028.

In cases where projected expenses are not covered by projected revenues, the Town Administrator and Board of Selectmen will review other sources of funds. Any Capital Plan Shortages will be funded through grants and other financing sources as they become available. If the funds are not available, the Town Administrator and Board of Selectmen will make necessary cuts to balance the budget. As needs and finances change, we will review all information necessary to update this plan or recommend a new plan based upon priorities.

**Town of Nahant
PROJECTED APPROPRIATIONS**

	FY 24 Appropriation Budget	FY 25 Appropriation Budget	FY 26 Appropriation Budget	FY27 Appropriation Budget	FY28 Appropriation Budget
General Government					
Moderator					
General Expenses	60	60	60	60	60
Selectmen					
Salaries/Wages	3	3	3	3	3
General Expenses	169,400	172,788	176,244	179,769	183,364
Public Health					
Salaries/Wages	98,046	100,497	102,507	104,557	106,648
General Expenses	20,000	20,400	20,808	21,224	21,649
Town Administrator					
Salaries/Wages	247,705	253,898	258,976	264,155	269,438
Health Inspector	0	0	0	0	0
Public Health Nurse	0	0	0	0	0
Health Assistant	0	0	0	0	0
Asst. Health Inspector	0	0	0	0	0
Town Physician	0	0	0	0	0
ADA Coordinator	500	510	520	531	541
General Expenses	42,650	43,503	44,373	45,261	46,166
Capital Outlay	2,000	2,900	2,900	2,900	2,900
Finance Committee					
General Expenses	10,175	10,379	10,586	10,798	11,014
Town Accountant					
Salaries/Wages	182,338	186,896	190,634	194,447	198,336
General Expenses	9,717	9,911	10,110	10,312	10,518
Assessors					
Salaries/Wages	111,516	114,304	116,590	118,922	121,300
General Expenses	61,575	62,807	64,063	65,344	66,651
Treasurer/Collector					
Salaries/Wages	134,924	138,297	141,063	143,884	146,762
General Expenses	64,573	65,864	67,182	68,525	69,896
Capital Outlay-Copier	1,400	1,400	1,400	1,400	1,400
Town Counsel					
Annual Fee	75,000	76,500	78,030	79,591	81,182
Town Hall					
Salaries/Wages	33,254	34,085	34,767	35,462	36,172
General Expenses	59,410	60,598	61,810	63,046	64,307
Capital Outlay	15,000	10,000	10,000	10,000	10,000
Data Processing					
Salaries/General Expenses	213,000	217,260	221,605	226,037	230,558
Town Clerk					
Salaries/Wages	73,705	75,548	77,059	78,600	80,172
General Expenses	15,800	16,116	16,438	16,767	17,102
Capital Outlay	1,400	1,400	1,400	1,400	1,400
Election/Registration					
Salaries/Wages	5,660	6,802	5,773	6,938	5,889
General Expenses	10,200	10,404	10,612	10,824	11,041
Capital Outlay	1,200	1,200	1,200	1,200	1,200
Conservation Commission					
General Expenses	1,260	1,285	1,311	1,337	1,364
Planning Board					
General Expenses	2,650	2,703	2,757	2,812	2,868
Zoning/Board of Appeals					
General Expenses	2,900	2,958	3,017	3,078	3,139
Total General Government	1,667,021	1,701,276	1,733,798	1,769,184	1,803,040

**Town of Nahant
PROJECTED APPROPRIATIONS**

	FY 24 Appropriation Budget	FY 25 Appropriation Budget	FY 26 Appropriation Budget	FY27 Appropriation Budget	FY28 Appropriation Budget
Public Safety					
Police Department					
Police Salaries/Wages	1,468,966	1,505,690	1,535,804	1,566,520	1,597,850
General Expenses	200,104	204,106	208,188	212,352	216,599
Capital Outlay	80,000	50,000	50,000	50,000	50,000
Public Safety - Debt Service	0	0	0	0	0
<i>Total Police Department</i>	<i>1,749,070</i>	<i>1,759,796</i>	<i>1,793,992</i>	<i>1,828,872</i>	<i>1,864,449</i>
Fire Department					
Fire Salaries/Wages	1,090,163	1,117,417	1,139,765	1,162,561	1,185,812
General Expenses	202,137	206,180	210,303	214,509	218,800
Capital Outlay	25,000	25,000	25,000	25,000	25,000
<i>Total Fire Department</i>	<i>1,317,300</i>	<i>1,348,597</i>	<i>1,375,069</i>	<i>1,402,070</i>	<i>1,429,612</i>
<i>Total Public Safety</i>	<i>3,066,370</i>	<i>3,108,393</i>	<i>3,169,061</i>	<i>3,230,942</i>	<i>3,294,061</i>
Inspectional Services Department					
Assistant for Inspectors	46,492	47,654	48,607	49,580	50,571
STR Inspection Wages	10,000	10,200	10,404	10,612	10,824
Building Inspection					
Salaries/Wages	12,286	12,593	12,845	13,102	13,364
Assistant	5,996	6,146	6,269	6,394	6,522
Certification Training	960	960	960	960	960
General Expenses	7,700	7,854	8,011	8,171	8,335
Plumbing/Gas Inspection					
Salaries/Wages	4,527	4,640	4,733	4,828	4,924
Assistant	2,336	2,394	2,442	2,491	2,541
Certification Training	500	500	500	500	500
General Expenses	950	969	988	1,008	1,028
Wiring Inspection					
Salaries/Wages	4,527	4,640	4,733	4,828	4,924
Assistant	2,336	2,394	2,442	2,491	2,541
Certification Training	500	500	500	500	500
General Expenses	950	969	988	1,008	1,028
Emergency Management					
Salaries/Wages	17,600	18,040	18,401	18,769	19,144
General Expenses	7,000	7,140	7,283	7,428	7,577
Capital Outlay	15,000	10,000	10,000	10,000	10,000
Animal Control					
Salary	10,646	10,912	11,130	11,353	11,580
General Expenses	4,003	4,083	4,165	4,248	4,333
Training	0	0	0	0	0
Parking Clerk					
Salaries	6,750	6,919	7,057	7,198	7,342
General Expenses	14,985	15,285	15,590	15,902	16,220
Harbormaster					
Salaries/Wages	1,552	1,591	1,623	1,655	1,688
Assistant	1,994	2,044	2,085	2,126	2,169
General Expenses	9,843	10,040	10,241	10,445	10,654
Capital Outlay	0	0	15,000	15,450	15,914
Wharfinger					
Salaries/Wages	1,552	1,591	1,623	1,655	1,688
Assistant	521	534	545	556	567
General Expenses	3,127	3,190	3,253	3,318	3,385
Capital Outlay	0	5,000	5,000	5,000	10,000
Ocean Rescue					
Training Wages	0	0	0	0	0
Professional Services	0	0	0	0	0
<i>Total Other Pub. Saf.</i>	<i>194,633</i>	<i>198,782</i>	<i>217,418</i>	<i>221,578</i>	<i>230,824</i>
Total Public Safety	3,261,003	3,307,175	3,386,479	3,452,520	3,524,885

Town of Nahant
PROJECTED APPROPRIATIONS

	FY 24	FY 25	FY 26	FY27	FY28
	Appropriation	Appropriation	Appropriation	Appropriation	Appropriation
	Budget	Budget	Budget	Budget	Budget
Education System					
School Department					
Tuition - SPED	487,234	494,543	501,961	509,490	517,132
Tuition - Swampscott	1,647,315	1,583,957	1,623,556	1,664,145	1,705,749
Johnson School Budget	1,937,912	2,075,411	2,111,472	2,148,093	2,185,282
	<i>School Appropriation</i>	<i>4,072,461</i>	<i>4,153,910</i>	<i>4,321,728</i>	<i>4,408,163</i>
Transportation/Regular	175,550	179,061	182,642	186,295	190,021
Transportation/SPED	109,938	112,137	114,379	116,667	119,000
	<i>Total Transportation</i>	<i>285,488</i>	<i>291,198</i>	<i>302,962</i>	<i>309,021</i>
School - Debt Service	329,600	317,600	295,800	0	0
School - Proposed Debt	0	0	0	0	0
Essex North Shore Agi & Tech	194,226	198,111	202,073	206,114	210,236
Total Education System	4,881,775	4,960,819	5,031,883	4,830,805	4,927,421

Town of Nahant
PROJECTED APPROPRIATIONS

	FY 24	FY 25	FY 26	FY27	FY28
	Appropriation	Appropriation	Appropriation	Appropriation	Appropriation
	Budget	Budget	Budget	Budget	Budget
Public Works Department					
Public Works Operations					
Administration					
Salaries/Wages	7,875	8,072	8,233	8,398	8,566
General Expenses	24,155	24,638	25,131	25,633	26,146
Capital Outlay	12,750	12,750	12,750	12,750	12,750
<i>Subtotal DPW Administration</i>	<i>44,780</i>	<i>45,460</i>	<i>46,114</i>	<i>46,781</i>	<i>47,462</i>
Highways/Streets					
Salaries/Wages	126,277	129,434	132,023	134,663	137,356
General Expenses	187,798	191,554	195,385	199,293	203,279
Capital Outlay	30,000	30,000	30,000	50,000	50,000
<i>Subtotal Highways/Streets/B/P</i>	<i>344,075</i>	<i>350,988</i>	<i>357,408</i>	<i>383,956</i>	<i>390,635</i>
Snow & Ice					
Snow & Ice Services	30,000	30,000	30,000	30,000	30,000
Beaches & Parks					
Salaries/Wages	69,789	71,534	72,964	74,424	75,912
General Expenses	29,796	30,392	31,000	31,620	32,252
Capital Outlay	30,000	10,000	10,000	10,000	10,000
<i>Subtotal Beaches & Parks</i>	<i>129,585</i>	<i>111,926</i>	<i>113,964</i>	<i>116,043</i>	<i>118,164</i>
Cemetery					
Salaries/Wages	44,800	45,920	46,838	47,775	48,731
General Expenses	13,074	13,335	13,602	13,874	14,152
Capital Outlay	25,000	1,000	1,000	1,000	1,000
<i>Subtotal Cemetery</i>	<i>82,874</i>	<i>60,255</i>	<i>61,441</i>	<i>62,649</i>	<i>63,882</i>
Overhead Operations					
General Expenses	0	0	0	0	0
Capital Outlay	0	0	0	0	0
DPW - Debt Service	71,312	57,250	54,313	24,917	23,617
<i>Subtotal DPW Overhead</i>	<i>71,312</i>	<i>57,250</i>	<i>54,313</i>	<i>24,917</i>	<i>23,617</i>
Total Public Works Dept	702,626	655,879	663,240	664,347	673,761

**Town of Nahant
PROJECTED APPROPRIATIONS**

	FY 24 Appropriation Budget	FY 25 Appropriation Budget	FY 26 Appropriation Budget	FY27 Appropriation Budget	FY28 Appropriation Budget
Culture/Recreation					
Council on Aging					
Salaries/Wages	52,795	54,115	55,197	56,301	57,427
General Expenses	16,756	17,091	17,433	17,782	18,137
Capital Outlay	0	0	0	0	0
Veteran's Agent					
Salaries/Wages	8,789	9,009	9,189	9,373	9,560
General Expenses	33,550	34,221	34,905	35,604	36,316
Library					
Salaries/Wages	191,297	196,079	200,001	204,001	208,081
General Expenses	71,316	70,734	70,734	70,734	70,734
Capital Outlay	0	0	0	0	0
Recreation					
General Recreation	3,296	3,378	3,446	3,515	3,585
Sailing Recreation	6,099	6,251	6,377	6,504	6,634
Tennis Recreation	3,011	3,086	3,148	3,211	3,275
Memorial Day Committee					
General Expenses	8,000	8,160	8,323	8,490	8,659
Fourth of July Committee					
General Expenses	10,000	10,200	10,404	10,612	10,824
Beautification Committee					
General Expenses	2,150	2,193	2,237	2,282	2,327
Personnel Committee					
General Expenses	0	0	0	0	0
Military Houses					
General Expenses	0	0	0	0	0
Total Culture/Recreation	407,059	414,518	421,394	428,407	435,561
General Debt Service					
Debt Service	277,744	2,655,318	700,007	654,530	593,409
Total Debt Service	277,744	2,655,318	700,007	654,530	593,409
Total Operation Cost	11,197,228	13,694,985	11,936,801	11,799,792	11,958,077

**Town of Nahant
PROJECTED APPROPRIATIONS**

	FY 24 Appropriation Budget	FY 25 Appropriation Budget	FY 26 Appropriation Budget	FY27 Appropriation Budget	FY28 Appropriation Budget
Intergovernmental					
Cherry Sheet					
State Assessments	116,524	118,854	121,232	123,656	126,129
Charter School Assessments	240,005	244,805	249,701	254,695	259,789
County Assessments	0	0	0	0	0
School Choice Assessment	0	0	0	0	0
<i>Total Intergovernmental</i>	<i>356,529</i>	<i>363,660</i>	<i>370,933</i>	<i>378,351</i>	<i>385,918</i>
Other Expenses					
Unemployment Compensation	25,000	25,500	26,010	26,530	27,061
Life Insurance	1,500	1,530	1,561	1,592	1,624
Health Insurance	1,033,500	1,054,170	1,075,253	1,096,758	1,118,694
Medicare Taxes					
Expenses	94,305	96,191	98,115	100,077	102,079
Essex County Retirement					
Expenses	990,000	1,009,800	1,029,996	1,050,596	1,071,608
Insurance Committee					
General Expenses	331,277	337,903	344,661	351,554	358,585
Retirement Buyback Account					
General Expenses	50,000	50,000	50,000	50,000	50,000
<i>Total Miscellaneous</i>	<i>2,525,582</i>	<i>2,575,094</i>	<i>2,625,596</i>	<i>2,677,107</i>	<i>2,729,650</i>
Total Before Reserve Fund & Article	14,079,339	16,633,738	14,933,329	14,855,251	15,073,645
Reserve Funds					
Base Appropriation	200,000	200,000	200,000	200,000	200,000
Utility Reserve	25,000	25,000	25,000	25,000	25,000
<i>Total Reserve Funds</i>	<i>225,000</i>	<i>225,000</i>	<i>225,000</i>	<i>225,000</i>	<i>225,000</i>
Total General Funds	14,304,339	16,858,738	15,158,329	15,080,251	15,298,645
Interfund Transfers-Out OPEB	25,000	25,000	25,000	25,000	25,000
Interfund Transfers-Out Stabilization	200,000	125,000	125,000	125,000	125,000
Interfund Transfers-Out FEMA	0	0	0	0	0
Interfund Transfers-Out W/S	1,365,498	1,682,845	2,323,237	2,269,485	2,199,803
Subtotal Appropriations	15,894,837	18,691,583	17,631,566	17,499,736	17,648,448
Debt	678,656	3,030,168	1,050,120	679,447	617,026
Debt as % of Budget	4.27%	16.21%	5.96%	3.88%	3.50%

**Town of Nahant
PROJECTED APPROPRIATIONS**

	FY 24 Appropriation Budget	FY 25 Appropriation Budget	FY 26 Appropriation Budget	FY27 Appropriation Budget	FY28 Appropriation Budget
Drainage/Walls/Erosion					
Drainage and Dredging	0	20,000	0	20,000	0
<i>Sub Total</i>	<i>0</i>	<i>20,000</i>	<i>0</i>	<i>20,000</i>	<i>0</i>
Vehicles/Equipment					
DPW Ford F750 Snow Fighter	150,000				
DPW Pickup Truck			65,000		65,000
Cemetery Tractor		60,000			
DPW Equipment	20,000	30,000	50,000	50,000	50,000
DPW Dump Truck		65,000		65,000	
COA Van			70,000		
Police Vehicle	60,000	60,000	60,000	60,000	60,000
Police Motorcycle			21,050		
Police Radio Upgrade			50,000		50,000
Fire Ford Pickup		60,000			
Fire Ford Explorer (Chief's car)			50,000		
Fire Ambulance		300,000			
Fire Hydraulic Extrication Tools			10,000		10,000
Firefighter PPE Turn out Gear	10,000	10,000	10,000	10,000	10,000
Fire Dispatch Capital	5,000	5,000	5,000	5,000	5,000
Fire Hose	5,000	5,000	5,000	5,000	5,000
Fire Radios	5,000	5,000	5,000	5,000	5,000
Fire Breathing Air Compressor			53,000		
<i>Sub Total</i>	<i>255,000</i>	<i>600,000</i>	<i>454,050</i>	<i>200,000</i>	<i>260,000</i>
Misc					
Wetlands Zoning Bylaw	25,000				
Computers/Network	22,000	22,000	22,000	22,000	22,000
DPW Overhead-Small Equipment	12,750	12,750	12,750	12,750	12,750
Beaches and Parks Fences/Misc	30,000	10,000	10,000	10,000	10,000
Cemetery & Chapel Upgrades	1,000	1,000	1,000	1,000	1,000
Re-set Cemetery Gravestones	24,000				
Replace Harbormaster Boat Collar		15,000			
Emergency Mgmt-Small Equipment/Capital	15,000	15,000	15,000	15,000	15,000
Bailey's Hill Restoration	46,500				
Lodge Park Restoration	29,000				
Street Sign and Sidewalk Repairs	10,000				
<i>Sub Total</i>	<i>215,250</i>	<i>75,750</i>	<i>60,750</i>	<i>60,750</i>	<i>60,750</i>
Roads and Sidewalks					
All Roads Chapter 90	90,000	92,000	92,000	92,000	92,000
Non-Chapter 90	100,000	100,000	100,000	100,000	100,000
<i>Sub Total</i>	<i>190,000</i>	<i>192,000</i>	<i>192,000</i>	<i>192,000</i>	<i>192,000</i>
Town Hall Capital					
Town Hall Various Repairs	15,000	10,000	10,000	10,000	10,000
Town Admin Capital	2,000				
Town Treasurer Copier	1,400	1,400	1,400	1,400	1,400
Town Clerk Copier	1,400	1,400	1,400	1,400	1,400
Municipal Finance Software	44,000	44,000	44,000	44,000	44,000
COA Kitchen Remodel	150,000				
<i>Sub Total</i>	<i>213,800</i>	<i>56,800</i>	<i>56,800</i>	<i>56,800</i>	<i>56,800</i>
Public Safety Buildings					
Police Station Misc	3,500	3,500	3,500	3,500	3,500
Police Women's Locker Room	20,000				
Police Bulletproof vests			5,675		
Police Defibs			10,000		
<i>Sub Total</i>	<i>23,500</i>	<i>3,500</i>	<i>19,175</i>	<i>3,500</i>	<i>3,500</i>

Town of Nahant
PROJECTED APPROPRIATIONS

	<i>FY 24</i> <i>Appropriation</i> <i>Budget</i>	<i>FY 25</i> <i>Appropriation</i> <i>Budget</i>	<i>FY 26</i> <i>Appropriation</i> <i>Budget</i>	<i>FY27</i> <i>Appropriation</i> <i>Budget</i>	<i>FY28</i> <i>Appropriation</i> <i>Budget</i>
Other Town Buildings					
Town Wharf		5,000	5,000	10,000	10,000
<i>Sub Total</i>	<i>0</i>	<i>5,000</i>	<i>5,000</i>	<i>10,000</i>	<i>10,000</i>
Total Capital Improvement	897,550	953,050	787,775	543,050	583,050
Less: Free Cash	(287,550)	(366,550)	(322,600)	(261,550)	(296,550)
Less: CPA Revenue	(75,500)	(50,000)	(50,000)	(50,000)	(50,000)
Less: CPA Reserves					
Less: CPA Borrowing					
Less: Borrowing	(100,000)	(400,000)	(273,000)	(100,000)	(100,000)
Less: Chapter 90	(90,000)	(92,000)	(92,000)	(92,000)	(92,000)
Less: Other Available Funds	(250,000)				
Subtotal Capital Improvement	94,500	44,500	50,175	39,500	44,500

Town of Nahant

PROJECTED APPROPRIATIONS

	<i>FY 24 Appropriation Budget</i>	<i>FY 25 Appropriation Budget</i>	<i>FY 26 Appropriation Budget</i>	<i>FY27 Appropriation Budget</i>	<i>FY28 Appropriation Budget</i>
Water/Sewer Enterprise Fund					
Reserves	40,350	41,157	41,980	42,820	43,677
Sewer Division					
Salaries/Wages	236,040	241,941	246,780	251,715	256,750
General Expenses	212,409	216,657	220,990	225,410	229,918
Lynn Water & Sewer	334,000	344,020	354,341	364,971	375,920
Capital Outlay	40,000	45,000	45,000	45,000	45,000
Sewer - Debt Service	1,555,172	1,570,322	2,163,614	2,112,762	2,071,790
Indirect Costs	121,176	123,600	126,072	128,593	131,165
<i>Subtotal Sewer</i>	<i>2,498,797</i>	<i>2,541,540</i>	<i>3,156,797</i>	<i>3,128,451</i>	<i>3,110,543</i>
Water Division					
Salaries/Wages	211,044	216,320	220,647	225,059	229,561
General Expenses	92,658	94,511	96,401	98,329	100,296
MWRA Assessment	595,950	613,829	632,243	651,211	670,747
Capital Outlay	30,000	45,000	45,000	45,000	45,000
Water - Debt Service	90,326	92,881	142,123	141,366	114,799
Indirect Costs	121,176	123,600	126,072	128,593	131,165
<i>Subtotal Water</i>	<i>1,141,154</i>	<i>1,186,141</i>	<i>1,262,486</i>	<i>1,289,558</i>	<i>1,291,568</i>
Total Water and Sewer	3,680,301	3,768,838	4,461,263	4,460,829	4,445,788
W/S Debt	1,645,498	1,663,203	2,305,737	2,254,128	2,186,589
W/S Debt as % of W/S Budget	44.71%	44.13%	51.68%	50.53%	49.18%
W/S Without Debt	2,034,803	2,105,635	2,155,526	2,206,701	2,259,199

Town of Nahant
PROJECTED APPROPRIATIONS

	<i>FY 24</i> <i>Appropriation</i> <i>Budget</i>	<i>FY 25</i> <i>Appropriation</i> <i>Budget</i>	<i>FY 26</i> <i>Appropriation</i> <i>Budget</i>	<i>FY27</i> <i>Appropriation</i> <i>Budget</i>	<i>FY28</i> <i>Appropriation</i> <i>Budget</i>
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**PROJECTED CAPITAL
W/S IMPROVEMENTS**

	<i>FY 24</i>	<i>FY 25</i>	<i>FY 26</i>	<i>FY27</i>	<i>FY28</i>
Water					
Hydrants/Mains	500,000	250,000	250,000	250,000	250,000
Paving/Patch Work	25,000	25,000	25,000	25,000	25,000
Pick Up Truck		60,000		60,000	
Emergency Repairs & Inventory	30,000	30,000	30,000	30,000	30,000
<i>Sub Total</i>	<i>555,000</i>	<i>365,000</i>	<i>305,000</i>	<i>365,000</i>	<i>305,000</i>
Sewer					
Sewer Infrastructure & Pump Stations	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000
Ford F750 Snow Fighter	150,000				
Professional Services	15,000	15,000	15,000	15,000	15,000
Paving/Patch Work	25,000	25,000	25,000	25,000	25,000
Pick Up Truck		60,000		60,000	
Emergency Repairs & Inventory	40,000	45,000	45,000	45,000	45,000
<i>Sub Total</i>	<i>2,230,000</i>	<i>2,145,000</i>	<i>2,085,000</i>	<i>2,145,000</i>	<i>2,085,000</i>
Total W/S Capital Improvement	2,785,000	2,510,000	2,390,000	2,510,000	2,390,000
Less: Retained earnings	(270,000)	(170,000)	(50,000)	(170,000)	(50,000)
Less: Borrowing	(2,500,000)	(2,250,000)	(2,250,000)	(2,250,000)	(2,250,000)
Subtotal W/S Capital	15,000	90,000	90,000	90,000	90,000

Rubbish Enterprise Fund

Salaries/Wages	64,621	66,237	67,561	68,912	70,291
General Expenses	63,510	64,780	66,076	67,397	68,745
Household Trash Collection/Disposal	481,520	500,781	520,812	541,645	563,310
Debt	0	0	0	0	0
Total Rubbish Enterprise Fund	609,651	631,798	654,449	677,954	702,346

Rubbish Debt	0	0	0	0	0
Rub. Debt as % of Rub. Budget	0.00%	0.00%	0.00%	0.00%	0.00%
All Debt	2,324,154	4,693,371	3,355,857	2,933,575	2,803,615
All Debt as % of All Budget	11.51%	20.32%	14.75%	12.96%	12.30%

**PROJECTED CAPITAL
RUBBISH IMPROVEMENTS**

	<i>FY 24</i>	<i>FY 25</i>	<i>FY 26</i>	<i>FY27</i>	<i>FY28</i>
Rubbish					
Compost Site	30,000	40,000	40,000	40,000	40,000
<i>Sub Total</i>	<i>30,000</i>	<i>40,000</i>	<i>40,000</i>	<i>40,000</i>	<i>40,000</i>
Total Rubbish Capital Improvement	30,000	40,000	40,000	40,000	40,000
Less: Retained earnings	(30,000)	(40,000)	(40,000)	(40,000)	(40,000)
Less: Borrowing	0	0	0	0	0
Subtotal Rubbish Capital	0	0	0	0	0

**Town of Nahant
PROJECTED REVENUES**

	FY 24 Revenue Budget	FY 25 Revenue Budget	FY 26 Revenue Budget	FY 27 Revenue Budget	FY 28 Revenue Budget
General Funds					
Personal Property Taxes	308,271	315,978	323,877	331,974	340,274
Personal Property Tax Refunds	0	0	0	0	0
Real Estate Taxes	10,335,551	10,609,314	10,889,923	11,177,546	11,472,359
Real Estate Tax Refunds	0	0	0	0	0
School Override	329,600	317,600	295,800	0	0
General Override	0	0	0	0	0
W/S Debt Shift	1,365,498	1,682,845	2,323,237	2,269,485	2,199,803
New Growth	20,000	15,000	15,000	15,000	15,000
Levy Limit	12,358,920	12,940,737	13,847,837	13,794,005	14,027,436
Overlay Reserve	(150,000)	(170,000)	(170,000)	(170,000)	(170,000)
Property Revenue	12,208,920	12,770,737	13,677,837	13,624,005	13,857,436
Motor Vehicle Excises	560,500	571,710	583,144	594,807	606,703
Motor Vehicle Excise Refund	(10,000)	(10,200)	(10,404)	(10,612)	(10,824)
Boat Excise Taxes	5,150	5,253	5,358	5,465	5,575
Boat Excise Refund	(100)	(102)	(104)	(106)	(108)
Interest on Taxes/Excises	26,000	26,520	27,050	27,591	28,143
Penalty - Demand Payments	3,000	3,060	3,121	3,184	3,247
Payment In Lieu of Taxes	0	0	0	0	0
Meals Tax Revenue	66,294	67,620	68,972	70,352	71,759
Rooms Tax Revenue	79,353	80,940	82,559	84,210	85,894
Ambulance Fees	172,380	175,828	179,344	182,931	186,590
Other Charges For Services	16,000	16,320	16,646	16,979	17,319
Fees	33,000	33,660	34,333	35,020	35,720
Cemetery Fees	4,293	4,379	4,466	4,556	4,647
Rentals	195,700	199,614	203,606	207,678	211,832
Military Housing Rentals	0	0	0	0	0
Alcoholic Beverage Licenses	9,000	9,180	9,364	9,551	9,742

**Town of Nahant
PROJECTED REVENUES**

	FY 24 Revenue Budget	FY 25 Revenue Budget	FY 26 Revenue Budget	FY 27 Revenue Budget	FY 28 Revenue Budget
Other Licenses	15,000	15,300	15,606	15,918	16,236
Permits	132,855	135,512	138,222	140,987	143,807
STR Inspections/Registrations	10,000	10,200	10,404	10,612	10,824
Beach Stickers	11,000	11,220	11,444	11,673	11,907
State Education Dist/Reimb Chapter 70	553,963	565,042	576,343	587,870	599,627
Charter Tuition Reimbursement	82,376	84,024	85,704	87,418	89,166
Unrestricted Aid	446,442	455,371	464,478	473,768	483,243
Veteran's Benefits	9,892	10,090	10,292	10,497	10,707
Exemptions Veteran's & Elderly	11,783	12,019	12,259	12,504	12,754
State Owned Land	2,167	2,210	2,255	2,300	2,346
State Other Revenues	0	0	0	0	0
Fines & Forfeits	25,000	25,500	26,010	26,530	27,061
Sale of Inventory	0	0	0	0	0
Earnings on Investments	133	136	138	141	144
Other Misc Revenue	0	0	0	0	0
Interfund Transfer-In (Enterprise)	242,352	247,199	252,143	257,186	262,330
Total Revenues	14,912,453	15,528,341	16,490,593	16,493,016	16,783,827
W/S Enterprise Fund					
Water Usage Charges	1,037,725	1,110,500	1,137,955	1,166,142	1,195,083
Sewer Usage Charges	926,478	994,534	1,016,971	1,039,959	1,063,514
Water/Sewer Fee - Capital Improvement	30,000	30,000	30,000	30,000	30,000
Water Meters	0	0	0	0	0
Earnings on Investments	600	600	600	600	600
Transfers-In for Debt Shift	1,365,498	1,633,202	2,275,737	2,224,128	2,156,589
Total W/S Enterprise Fund	3,360,301	3,768,836	4,461,263	4,460,829	4,445,786
Rubbish Enterprise Fund					
Rubbish/Recycling Fees	609,451	631,598	654,249	677,754	702,146
Earnings on Investments	200	200	200	200	200
Total Rubbish Enterprise Fund	609,651	631,798	654,449	677,954	702,346

FY25-28 Est local receipts based on 2% increase from prior year
 FY25-28 state aid based on 2% increase from prior year

FIVE YEAR PROJECTED WATER/SEWER
FY24

Water Rates		FY21 act	FY22 act	FY23 bud	FY24 est	FY25	FY26	FY27	FY28	Sewer Rates			FY21 act	FY22 act	FY23 bud	FY24 est	FY25	FY26	FY27
Direct Costs:																			
MWRRA Water Assessment		514,383	533,340	580,000	595,950	613,829	632,243	651,211	670,747				288,069	225,674	350,000	334,000	344,020	354,341	364,971
Town's Debt Service		0	0	0	0	0	0	0	0				0	0	0	0	0	0	0
Principal		0	0	0	0	0	0	0	0				0	0	0	0	0	0	0
Interest		0	0	0	0	0	0	0	0				0	0	0	0	0	0	0
Proposed		0	0	0	0	0	0	0	0				0	0	0	0	0	0	0
Subtotal Debt		0	0	0	0	0	0	0	0				0	0	0	0	0	0	0
Capital Program		0	17,186	30,000	30,000	45,000	45,000	45,000	45,000				0	0	50,000	40,000	45,000	45,000	45,000
Capital Encumbered		0	0	0	0	0	0	0	0				0	0	0	0	0	0	0
Meters		0	0	0	0	0	0	0	0				0	0	0	0	0	0	0
Public Works		186,834	196,316	206,340	211,044	216,320	220,647	225,059	229,561				204,679	209,631	230,803	236,040	241,941	246,780	251,715
Labor		87,734	271,731	87,071	92,658	94,511	96,401	98,329	100,296				193,695	229,209	204,859	212,409	216,657	220,990	225,410
Expense		0	(109,671)	(30,000)	(30,000)	0	0	0	0				0	(40,000)	(50,000)	(90,000)	0	0	0
Less: Usage of Available Funds		0	0	0	0	0	0	0	0				0	0	0	0	0	0	0
Less: Interest Revenue		(300)	(300)	(300)	(300)	(300)	(300)	(300)	(300)				(300)	(300)	(300)	(300)	(300)	(300)	(300)
Subtotal Direct Cost		788,671	908,602	873,211	899,352	969,360	993,591	1,019,299	1,045,304				686,141	624,214	785,362	782,149	847,318	866,811	886,796
Indirect Costs:																			
Administrative/Clerical		171,197	17,197	17,197	17,197	17,541	17,892	18,250	18,615				23,153	23,153	23,153	23,153	23,616	24,088	24,570
Allowance for Uncollectible																			
Clerical Wages (12.5%)		13,838	14,115	14,398	14,686	14,979	15,279	15,584	15,896				13,838	14,115	14,398	14,686	14,979	15,279	15,584
Act/Billing (5%)		9,287	9,473	9,662	9,855	10,052	10,253	10,458	10,667				9,287	9,473	9,662	9,855	10,052	10,253	10,458
Benefits		70,356	71,764	73,199	75,995	77,515	79,065	80,647	82,259				70,356	71,764	73,199	75,995	77,515	79,065	80,647
Audit		2,280	2,326	2,373	2,420	2,468	2,518	2,568	2,619				2,280	2,326	2,373	2,420	2,468	2,518	2,568
Insurance (Property)		17,169	17,513	17,863	18,221	18,585	18,957	19,336	19,722				17,169	17,513	17,863	18,221	18,585	18,957	19,336
Subtotal Indirect Cost		130,127	132,387	134,691	138,373	141,140	143,963	146,843	149,779				136,083	138,343	140,647	144,329	147,216	150,160	153,163
Total Cost for Water		918,798	1,040,989	1,007,902	1,037,725	1,110,500	1,137,955	1,166,142	1,195,083				822,224	762,557	926,009	926,478	994,534	1,016,971	1,039,959
Estimated Usage (millions/cubic ft.)		9.81	10.49	10.15	10.15	10.15	10.15	10.15	10.15				6.86	5.42	8.00	8.00	8.00	8.00	8.00
Projected Rate/100 cu.ft.		9.37	9.92	9.93	10.22	10.94	11.21	11.49	11.77				11.99	14.08	11.58	11.58	12.43	12.71	13.00
Total Billing Commitment		1,114,917	1,042,937	1,007,902	1,037,725	1,110,500	1,137,955	1,166,142	1,195,083				1,040,601	1,135,161	926,009	926,478	994,534	1,016,971	1,039,959
Water & Sewer Rate Comparison:																			
Water rate		FY 21 act	FY 22 act	FY 23 act	FY 24	FY 25	FY 26	FY 27	FY 28				FY 24	FY 24	Total				
Sewer rate		9.37	9.92	9.93	10.22	10.94	11.21	11.49	11.77				11.99	14.08	11.58	11.58	12.43	12.71	13.00
Combined rate		21.56	24.00	21.51	21.80	23.37	23.92	24.49	25.07				1,305,172	1,365,498	1,365,498	1,365,498	1,365,498	1,365,498	1,365,498
% Increase/(Decrease)			5.64%	(12.36%)	(1.39%)	7.19%	2.36%	2.36%	2.37%										

Water & Sewer Rate Comparison:

	FY 24 est	FY 25	FY 26	FY 27	FY 28
Water rate	10.22	10.94	11.21	11.49	11.77
Sewer rate	<u>11.58</u>	<u>12.43</u>	<u>12.71</u>	<u>13.00</u>	<u>13.29</u>
Combined rate	<u>21.80</u>	<u>23.37</u>	<u>23.92</u>	<u>24.49</u>	<u>25.07</u>
% Increase/(Decrease)	1.39%	7.19%	2.36%	2.36%	2.37%

APPENDIX 3

School Department Proposed Budget

In the following section you'll find the proposed line item budget prepared by the School Superintendent and the School Committee.

By law, Town Meeting will adopt a bottom line budget for the School Department and the School Committee will determine the line item allocations within the actual budget. A previous Town Meeting vote requires that the School Department's line item budget be published in the Report and Recommendations of the Advisory and Finance Committee.

**Town of Nahant
FY24 Budget Worksheet**

	2022 Department Budget	2022 Actual Expenses	2023 Department Budget	2024 Department Request
School				
<u>School Committee</u>				
Purchase of Services	0.00	0.00	0.00	0.00
Capital Program Consultant	0.00	0.00	0.00	0.00
Auditing Services	4,000.00	1,500.00	4,100.00	4,264.00
Legal	2,500.00	1,695.00	2,500.00	2,600.00
General Supplies & Materials	3,850.00	0.00	3,946.00	4,104.00
Dues/Memberships	0.00	3,921.00	0.00	0.00
<i>SUBTOTAL</i>	10,350.00	7,116.00	10,546.00	10,968.00
<u>Superintendent's Office</u>				
Salaries Regular Full Time	111,800.00	127,206.57	114,595.00	119,179.00
Longevity	950.00	0.00	974.00	1,013.00
Purchased Services	500.00	431.93	513.00	534.00
Supplies	2,000.00	1,642.61	2,050.00	2,131.00
Dues/Memberships	0.00	0.00	0.00	0.00
<i>SUBTOTAL</i>	115,250.00	129,281.11	118,132.00	122,857.00
<u>Principal's Office</u>				
Salaries Regular Full Time	169,326.00	174,764.63	173,559.00	180,502.00
Longevity	750.00	0.00	769.00	800.00
Attendance Officer	180.00	180.00	185.00	192.00
Scheduler Stipend	0.00	0.00	0.00	0.00
Supplies	1,500.00	2,273.72	1,538.00	1,598.00
<i>SUBTOTAL</i>	171,756.00	177,218.35	176,051.00	183,092.00
<u>School Health Services</u>				
Salaries Regular Full Time	77,053.00	80,199.63	78,979.00	82,347.00
Purchase of Services	300.00	550.00	308.00	320.00
Purchase of Supplies	1,000.00	1,141.63	1,025.00	1,066.00
<i>SUBTOTAL</i>	78,353.00	81,891.26	80,312.00	83,733.00
<u>Teaching & Materials</u>				
Salary Professional Development	0.00	0.00	0.00	0.00
Regular Full-Time Employees	635,990.00	567,944.62	651,890.00	651,461.00
Regular Part-Time Employees	0.00	0.00	0.00	0.00
Substitutes/Lunch Room Aide	12,000.00	16,052.50	12,300.00	12,792.00
S.P.E.D. Teachers' Salaries	66,232.00	65,474.01	67,888.00	82,743.00
S.P.E.D. Aides	94,556.00	64,546.74	96,920.00	100,797.00
S.P.E.D. Admin	0.00	0.00	0.00	0.00
Aides Salaries	19,900.00	28,878.57	20,398.00	21,213.00
Longevity	10,500.00	8,375.00	10,763.00	11,193.00
Technology Specialist	15,351.00	13,380.86	15,735.00	16,364.00
Foreign Language	0.00	0.00	0.00	0.00
Stipends-Asst Principal	0.00	0.00	0.00	0.00
Technology Services	12,500.00	3,538.00	12,813.00	14,000.00
Purchased Services	0.00	0.00	0.00	0.00
S.P.E.D. Contract Services	0.00	0.00	0.00	0.00
Foreign Language Services	0.00	0.00	0.00	0.00
Purchase of Supplies	14,000.00	26,030.77	14,350.00	14,924.00
Software	5,400.00	14,753.03	5,535.00	5,757.00
Hardware	10,000.00	7,144.95	10,250.00	10,660.00
S.P.E.D. Supplies	6,000.00	5,830.68	6,150.00	6,000.00
Professional Development	10,000.00	5,906.20	10,250.00	10,660.00
<i>SUBTOTAL</i>	912,429.00	827,855.93	935,242.00	958,564.00
<u>School Textbooks</u>				
Regular Education Books	10,000.00	5,862.55	10,250.00	10,660.00
Special Education Books	1,000.00	0.00	1,025.00	1,066.00
<i>SUBTOTAL</i>	11,000.00	5,862.55	11,275.00	11,726.00
<u>School Library</u>				
Library Salaries	4,957.00	7,369.26	5,081.00	5,284.00
Library Supplies	4,000.00	4,344.72	4,100.00	4,264.00
<i>SUBTOTAL</i>	8,957.00	11,713.98	9,181.00	9,548.00

Town of Nahant
FY24 Budget Worksheet

	2022 Department Budget	2022 Actual Expenses	2023 Department Budget	2024 Department Request
School				
<u>School Audio/Visual</u>				
Purchase of Supplies	0.00	0.00	0.00	0.00
SUBTOTAL	0.00	0.00	0.00	0.00
<u>School Athletics</u>				
Purchase of Services	0.00	0.00	0.00	0.00
SUBTOTAL	0.00	0.00	0.00	0.00
<u>School Student Body</u>				
Salaries Stipends	4,786.00	5,370.08	4,906.00	5,102.00
Purchase of Services	2,000.00	0.00	2,050.00	2,132.00
Supplies	0.00	0.00	0.00	0.00
SUBTOTAL	6,786.00	5,370.08	6,956.00	7,234.00
<u>School Guidance</u>				
Salaries	42,480.00	41,266.05	42,480.00	47,886.00
Services	0.00	0.00	0.00	0.00
Supplies	0.00	0.00	0.00	0.00
SUBTOTAL	42,480.00	41,266.05	42,480.00	47,886.00
<u>School Psych/SPED</u>				
Salaries - Psychologist	0.00	0.00	0.00	0.00
Salaries - Speech	70,485.00	68,470.92	72,247.00	78,995.00
Occupational Therapist Salary	26,300.00	17,146.50	26,957.00	28,035.00
Contracted Services	61,875.00	54,384.00	63,422.00	65,959.00
Contracted Services-Speech	0.00	0.00	0.00	0.00
Hearings	0.00	0.00	0.00	0.00
Tutoring	3,500.00	1,125.00	3,588.00	3,000.00
Evaluations	8,600.00	0.00	8,815.00	7,000.00
SUBTOTAL	170,760.00	141,126.42	175,029.00	182,989.00
<u>School Custodial Department</u>				
Regular Full Time Employees	96,711.00	95,626.18	99,129.00	103,094.00
Longevity	900.00	0.00	923.00	960.00
O/T F/T Employees	0.00	0.00	0.00	0.00
Purchase of Services	0.00	0.00	0.00	0.00
Purchase of Supplies	30,500.00	3,647.02	31,263.00	32,513.00
SUBTOTAL	128,111.00	99,273.20	131,315.00	136,567.00
School				
<u>School Heating</u>				
Heating Gas	50,600.00	40,017.63	51,865.00	52,902.00
SUBTOTAL	50,600.00	40,017.63	51,865.00	52,902.00
<u>School Utilities</u>				
Electrical Services	43,250.00	47,941.33	34,331.00	38,331.00
Natural Gas	0.00	981.79	0.00	0.00
Telephone Services	10,700.00	8,817.01	10,968.00	12,407.00
SUBTOTAL	53,950.00	57,740.13	45,299.00	50,738.00

Town of Nahant
FY24 Budget Worksheet

	2022 Department Budget	2022 Actual Expenses	2023 Department Budget	2024 Department Request
School				
<u><i>School Grounds Maintenance</i></u>				
Purchase of Services	1,000.00	400.37	1,025.00	1,066.00
SUBTOTAL	1,000.00	400.37	1,025.00	1,066.00
<u><i>School Bldg Maintenance</i></u>				
Purchased Services	32,500.00	97,944.65	34,675.00	46,062.00
Supplies	12,000.00	8,056.03	12,300.00	12,792.00
SUBTOTAL	44,500.00	106,000.68	46,975.00	58,854.00
<u><i>School Equip Maintenance</i></u>				
Oper Equip-Rprs/Main	11,000.00	9,324.53	11,275.00	11,726.00
SUBTOTAL	11,000.00	9,324.53	11,275.00	11,726.00
<u><i>School Rental/Lease</i></u>				
Rent/ Lease Equipment	7,000.00	5,938.26	7,175.00	7,462.00
SUBTOTAL	7,000.00	5,938.26	7,175.00	7,462.00
<u><i>Tuition-Jr/Sr High School</i></u>				
Public Schools	1,567,938.00	1,567,938.33	1,607,136.00	1,647,315.00
SUBTOTAL	1,567,938.00	1,567,938.33	1,607,136.00	1,647,315.00
<u><i>Tuition S.P.E.D.</i></u>				
Tuition-Private Schools	436,574.00	299,675.66	447,488.00	476,574.00
Tuition-Collaborative	10,000.00	15,000.00	10,250.00	10,660.00
SUB TOTAL	446,574.00	314,675.66	457,738.00	487,234.00
TOTAL SCHOOL (NSS)	3,838,794.00	3,630,010.52	3,925,007.00	4,072,461.00
<u><i>Transportation Jr/Sr High</i></u>				
S.P.E.D. Transportation	51,440.00	82,027.70	67,726.00	109,938.00
Public Schools	167,508.00	156,975.00	171,696.00	175,550.00
SUB TOTAL	218,948.00	239,002.70	239,422.00	285,488.00
<u><i>Vocational School Assessment</i></u>				
Essex North Shore Agi & Tech	188,428.00	184,523.00	193,139.00	194,226.00
Essex Agricultural	0.00	0.00	0.00	0.00
SUB TOTAL Non NSS	407,376.00	423,525.70	432,561.00	479,714.00
<i>Capital Outlay-Various</i>	0.00	0.00	0.00	0.00
TOTAL SCHOOL	4,246,170.00	4,053,536.22	4,357,568.00	4,552,175.00

APPENDIX 4

School Share of Town Expenses

In Massachusetts, each town and city must expend a certain amount of money on its education system each year. This amount is referred to as “net school spending” and is established via a formula determined by the Massachusetts Department of Elementary and Secondary Education. A community’s net school spending must equal or exceed the requirements established annually by the Department of Education. The net school spending amount is largely comprised of the school budget (excluding transportation, debt, and vocational school expenses), the net charter school assessment, any circuit breaker funds expected to be expensed during the fiscal year, as well as certain town expenditures.

The information that follows in this Appendix 4 outlines expenditures made by the Town of Nahant on behalf of the school that aren’t included within the school budget. These are assigned to the school budget from non-school municipal line items such as the Town Accountant or Town Treasurer’s Offices. This “charge back” system is intended to represent the percentage of time those departments spend on school matters such as account or payroll, etc. Each year there is an estimated cost for these items when the budget is developed and at the end of the fiscal year actual costs for these line items are reflected in the School Department End of Year Report that is conveyed to the Massachusetts Department of Education.

Schedule 1
FY 22 School Portion of Town's Expenses

ADMINISTRATIVE EXPENSES

Actual FY22

Town Expenses

	<i>Town Expense</i>	<i>Allocated Town Costs</i>	<i>Town Costs Schedule 1</i>	<i>Basis for Allocation</i>
<u>Town Administrator</u>				
salary	232,031	6,961		3.00%
benefits/health	41,094	1,233		3.00%
expenses	52,253	1,568		3.00%
other/benefits	69,869	2,096		3.00%
			11,857	
<u>Town Accountant</u>				
salary	114,679	33,257		29.00%
benefits/health	20,535	5,955		29.00%
expenses	3,010	873		29.00%
other/benefits	34,668	10,054		29.00%
			50,139	
<u>Accountant/Clerical</u>				
salaries	44,453	12,892		29.00%
benefits/health	5,116	1,484		29.00%
expenses	54,083	15,684		29.00%
other/benefits	13,303	3,858		29.00%
			33,917	
<u>Treasurer/Collector</u>				
salaries	129,285	32,321		25.00%
benefits/health	28,246	7,062		25.00%
expenses	54,833	13,708		25.00%
other/benefits	39,329	9,832		25.00%
			62,923	
<u>Unemployment</u>				
expenses	0	0	0	actual
<u>Data Processing</u>				
salaries	5,400	1,800		33.33%
benefits/health	0	0		33.33%
expenses	131,296	43,761		33.33%
other/benefits	0	0		33.33%
			45,561	
<u>Town Audit</u>				
expenses	27,175	9,057	9,057	33.33%
<u>Crossing Guard</u>				
salaries	4,000	4,000	4,000	100.00%
Eligible Salaries	529,848	91,230		
Eligible Benefits	252,161	41,573		
Eligible Expenses	322,650	84,651		
TOTAL	1,104,659	217,455	217,455	

Schedule 1
FY 22 School Portion of Town's Expenses

ANALYSIS: TOWN COSTS/SCHEDULE 1

Actual FY22

Town Expenses	<i>Town Expense</i>	<i>Allocated Town Costs</i>	<i>Basis for Allocation</i>	<i>Town Costs Schedule 1</i>
Administrative				
payrolls	529,848	91,230	<i>see</i>	91,230
benefits	252,161	41,573	<i>attached</i>	41,573
supplies/expenses	322,650	84,651	<i>schedule</i>	84,651
	1,104,659	217,455		217,455
Public Works				
payroll	739,908	36,995	5.00%	36,995
benefits/health	79,553	3,978	5.00%	3,978
other/benefits	161,619	8,081	5.00%	8,081
supplies/expenses	995,743	49,787	5.00%	49,787
utilities	2,311,443	23,114	1.00%	23,114
	4,288,266	121,956		121,956
	21.84%			
Employee Benefits				
non-teaching retire	885,708	92,760	Actual	92,760
health & life	817,610	181,967	Actual	181,967
taxes/FICA	85,770	22,969	Actual	22,969
	1,789,088	297,696		297,696
		\$89,763.40	Retiree not included	
Transportation				
MBTA assessment	86,194	0		0
Community Services				
police & fire	2,785,218	0		0
recreation	8,530	0		0
	2,793,748	0		0
Insurance				
workmen's comp	32,000	6,997	Actual	6,997
property/equipment	226,729	18,851	Actual	18,851
school liability	1,439	1,439	Actual	1,439
school accident	3,524	3,524	Actual	3,524
principal's bond	0	0	Actual	0
	263,692	30,811		30,811
Regional Schools				
Essex Northshore Agi & Tech	184,523	0		0
School Assessments				
Special Education	19,551			
Charter School Assessment	152,947			
Assessment School Choice	13,303			
Reimbursement	(47,568)	138,233		138,233
Total Town Costs		806,150		806,150
Including Essex Northshore Agi & Tech Assessments				184,523
Principal School Borrowings (Long-Term)				300,000
Interest School Borrowings (Long-Term)				53,600
Principal School Borrowings (Short-Term)				0
Interest School Borrowings (Short-Term)				0
Fixed Assets				0
Per Schedule 1				1,344,273

School Retirees Insurance **89,763**

Schedule 19
FY 23 Budget

ADMINISTRATIVE EXPENSES

Projected FY23

Town Budget

	<i>Town Budget</i>	<i>Allocated Town Costs</i>	<i>Town Costs Schedule 19</i>	<i>Basis for Allocation</i>
<u>Town Administrator</u>				
salary	241,464	7,244		3.00%
benefits/health	42,464	1,274		3.00%
expenses	35,650	1,070		3.00%
other/benefits	72,705	2,181		3.00%
			11,768	
<u>Town Accountant</u>				
salary	118,053	34,235		29.00%
benefits/health	21,220	6,154		29.00%
expenses	9,417	2,731		29.00%
other/benefits	35,687	10,349		29.00%
			53,469	
<u>Accountant/Clerical</u>				
salaries	57,979	16,814		29.00%
benefits/health	7,918	2,296		29.00%
expenses	141,000	40,890		29.00%
other/benefits	17,353	5,032		29.00%
			65,033	
<u>Treasurer/Collector</u>				
salaries	132,097	33,024		25.00%
benefits/health	23,884	5,971		25.00%
expenses	65,973	16,493		25.00%
other/benefits	40,184	10,046		25.00%
			65,534	
<u>Unemployment</u>				
expenses	12,500	6,250	6,250	50.00%
<u>Data Processing</u>				
salary	0	0		33.33%
benefits/health	0	0		33.33%
expenses	202,000	67,327		33.33%
other/benefits	0	0		33.33%
			67,327	
<u>Town Audit</u>				
expenses	33,000	10,999	10,999	33.33%
<u>Crossing Guard</u>				
salaries	6,000	6,000	6,000	100.00%
Eligible Salaries	555,593	97,317		
Eligible Benefits	261,416	43,304		
Eligible Expenses	499,540	145,759		
TOTAL	1,316,549	286,381	286,381	

Schedule 19
FY 23 Budget

ANALYSIS: TOWN COSTS/SCHEDULE 19

Projected FY23

Town Budget

	<i>Town Budget</i>	<i>Allocated Town Costs</i>	<i>Basis for Allocation</i>	<i>Town Costs Schedule 19</i>
Administrative				
payrolls	555,593	97,317	<i>see</i>	97,317
benefits	261,416	43,304	<i>attached</i>	43,304
supplies/expenses	499,540	145,759	<i>schedule</i>	145,759
	<u>1,316,549</u>	<u>286,381</u>		<u>286,381</u>
Public Works				
payroll	750,738	37,537	5.00%	37,537
benefits/health	82,201	4,110	5.00%	4,110
other/benefits	163,961	8,198	5.00%	8,198
supplies/expenses	809,589	40,479	5.00%	40,479
utilities	2,950,576	29,506	1.00%	29,506
	<u>4,757,066</u>	<u>119,830</u>		<u>119,830</u>
Employee Benefits				
non-teaching retire	980,000	102,606	estimated	102,606
health & life	976,500	201,989	estimated	201,989
taxes/FICA	92,004	23,452	estimated	23,452
	<u>2,048,504</u>	<u>328,047</u>		<u>328,047</u>
		Reirees not included	\$90,925.84	
Transportation				
MBTA assessment	76,990	0		0
Community Services				
police & fire	3,004,852	0		0
recreation	18,182	0		0
	<u>3,023,034</u>	<u>0</u>		<u>0</u>
Insurance				
workmen's comp	32,960	6,997	estimated	6,997
property/equipment	312,563	40,785	estimated	40,785
school liability	1,406	1,406	estimated	1,406
school accident	3,629	3,629	estimated	3,629
principal's bond	0	0	estimated	0
	<u>350,558</u>	<u>52,817</u>		<u>52,817</u>
Regional Schools				
Essex Northshore Agi & Tech	193,139	0	Schedule 19	0
School Assessments				
Assessment School Choice	12,363			
SPED Assessment	17,053			
Charter School Assessment	174,820		Schedule 19	
	0			
Reimbursement	(105,719)	98,517		98,517
Total Town Costs		885,592		885,592
Including Essex Northshore Agi & Tech Assessments				193,139
Principal School Borrowings (Long-Term)				300,000
Interest School Borrowings (Long Term)				41,600
Fixed Assets				0
Per Schedule 19				1,420,331

School Retirees Insurance

90,926

APPENDIX 5

Feeding Wildlife By-Law

Following is the language of the proposed amendment to the Police By-Law regarding wildlife feeding.

**Police By-Laws
Article XIV**

Wildlife Feeding

Section 1 - Intent.

Section 2 - Definitions.

Section 3 - Prohibited activity.

Section 4 - Exceptions.

Section 5 - Penalties.

Section 1 - Intent.

The density of human population on a small landmass affords an environment for wildlife to live in close proximity to the residents and businesses of the Town of Nahant. The intent of this bylaw is to protect the health, safety, and welfare of this community. It has been established that feeding wildlife increases the potential for damage to public and private land and property. Feeding of gulls especially endangers water quality and drinking water supplies, according to the Massachusetts Department of Conservation and Recreation, Division of Water Supply Protection. In addition, it is the intent of this bylaw to protect the welfare of wildlife as feeding can interrupt their normal feeding patterns, can cause nutritional problems, threaten their health and promote the spread of diseases. This bylaw should not be interpreted in any way to interfere with the authority of the Massachusetts Division of Fisheries and Wildlife or any other state agency.

Section 2 - Definitions.

As used in this and subsequent sections:

BIRD FEEDER shall mean any apparatus designed for the feeding of songbirds that is equipped with attachments, such as a baffle and a catch platform, to prevent access to the food (including but not limited to, seed, suet, nuts, peanuts and dried fruit) by any other wildlife.

DESIGNATED ENFORCEMENT AUTHORITY shall mean Nahant Animal Control Officer, Nahant Police Officers and agents of the Nahant Board of Health.

FEEDING shall mean the act of ground feeding, placing, exposing, depositing, distributing, or scattering, directly or indirectly, of any grain, shelled, seeds, wheat, bread or bakery products, salt, meat or parts, fish or parts, or any other feed or nutritive substances, in any manner or form, so as to constitute for such wildlife a lure, attraction, or enticement to, on, or over any such areas where such feed items have been placed, exposed, deposited, distributed, or scattered.

WILDLIFE shall mean any undomesticated and unrestrained animal or fowl, including but not limited to coyotes, foxes, raccoons, skunks and other animals or fowl (including gulls and geese).

Section 3 - Prohibited activity.

No person shall intentionally or unintentionally feed any wildlife on public or private property within the Town of Nahant. Whenever the Nahant Animal Control Officer or any designated enforcement authority becomes aware that wildlife has been found feeding on any substance, as defined above, and the landowner or person committing the act has been notified of the occurrence by any person authorized to enforce this bylaw, and wildlife is thereafter found feeding on any such substance after any act of the commission or omission by the landowner or other person, such feeding shall be *prima facie* evidence that the feeding was with the knowledge or consent of the landowner or other person.

Section 4 - Exceptions.

A. Any individual, company or corporation that is duly licensed by the Commonwealth of Massachusetts or entitled under law to possess wildlife of any kind.

B. Any action that is officially sanctioned by the Commonwealth of Massachusetts that would require feeding, baiting, or luring of wildlife (i.e., capturing and tagging wildlife for scientific projects and study).

C. Any individual, company, or corporation that is engaged in lawful agricultural pursuits, including but not limited to growing crops, crop-bearing plants or raising livestock.

D. This Article shall not be interpreted so as to prohibit bird feeders. If, however, a bird feeder is determined by a designated enforcement authority to be the cause of a public safety threat or nuisance, the bird feeder(s) and seed debris will be required to be removed within 48 hours.

Section 5 - Penalties.

Any violation of this bylaw may be enforced through the non-criminal disposition procedure found in Article XIII and subject to the penalties forth in Article XIII, Sub-Article II, Section 6.

End

APPENDIX 6

Open Space Committee By-Law

Following is the language of the proposed addition to the General By-Laws regarding the Town's Open Space Committee.

TO BE ADDED TO ARTICLE VI OF THE GENERAL BY-LAWS:

SECTION 10. Town of Nahant Open Space Committee

- A. There shall be established an Open Space Committee consisting of seven (7) voting members who reside in Nahant who shall be sworn to the faithful performance of their duties by the Town Clerk.
- B. The Open Space Committee shall be appointed by the Town Moderator. Committee members shall serve two (2) year staggered terms, with the majority of the first members appointed for a two (2) year term, and the remaining initial members appointed to a one (1) year term. Thereafter each member shall serve for two (2) years or until a successor has been appointed.
- C. The membership shall consist of individuals with experience, training or an expressed interest in open space planning and management, land conservation, grant writing, communications, and other related areas.
- D. The Open Space Committee shall have the following responsibilities and duties:
 - (a) Implement the Nahant Open Space and Recreation Plan in accordance with the goals and tasks identified in such Plan and update the plan when required upon the expiration of the then-current plan.
 - (b) Work with the Board of Selectmen, Town Administrator, and other Town officials, boards, committees and commissions for the conservation, preservation, acquisition, maintenance, and management of town lands and open space areas.
 - (c) Develop community education and communication tools regarding the value and use of the Town's open space areas.
 - (d) Encourage philanthropy and private efforts to promote and preserve open spaces.
 - (e) Act as a resource and advocate for the Town's open spaces.
- E. The Open Space Committee shall choose its own officers, may adopt rules of procedure regarding its functioning and operation, and may appoint subcommittees of its members to undertake its responsibilities and duties.
- F. The Open Space Committee may submit a budget to the Town for approval by the Town Meeting. The Committee may accept any gifts or bequests of money or other personal property or any donation to be applied, principal or income, for their respective uses.

End

APPENDIX 7

Short-Term Rental General By-Law

Following is the language of the proposed amendment to the General By-Laws regarding short-term rentals.

GENERAL GOVERNMENT BY-LAWS

Short-Term Rentals ARTICLE XIX

ARTICLE XIX

SHORT-TERM RENTALS

Section 1. Purpose

“Short-Term Rentals” is intended to make the operation of short-term rentals legal for Nahant residents, protect the safety of renters, residents, and first responders, ensure that the primary use of the property remains residential, and ensure that short-term rentals will not be a detriment to the character and livability of the surrounding residential neighborhood.

Section 2. Definitions

Short-term rental - an owner-occupied, tenant-occupied or non-owner occupied property including, but not limited to, an apartment, house, cottage, condominium or a furnished accommodation that is not a hotel, motel, lodging house, or bed and breakfast establishment, where: (i) at least 1 room or unit is rented to an occupant or sub-occupant for a duration of less than twenty-eight (28) consecutive days; and (ii) all accommodations are reserved in advance; provided however, that a private owner-occupied property shall be considered a single unit if leased or rented as such.

Short-Term Renter - Any person or persons occupying a dwelling unit, or a bedroom within a dwelling unit, as a short-term rental for a duration of less than twenty-eight (28) consecutive days.

Short-Term Rental Operator - The person or persons offering a dwelling unit or bedroom for short-term rental, who may be either the owner or the primary leaseholder of the dwelling unit with the written permission of the property owner and the condominium association if applicable.

Owner Occupied Short-Term Rental - The Short-Term Rental of a dwelling unit, of no more than the number of lawful bedrooms within such dwelling unit that is the principal residence of its operator.

Owner Adjacent Unit — A residential unit offered as a Short-Term Rental which is not the owner's Principal Residence but which is located within the same dwelling and/or parcel as the Principal Residence.

Non-Owner Occupied Short-Term Rental - A dwelling unit made available for short-term rental that is neither the Principal Residence of the owner nor is located within the same residential building as the owner's Principal Residence.

Section 3. Requirements

1. The total number of annual Short-Term Rental licenses in the Town of Nahant is limited to four percent (4%) of the total number of legal dwelling units in the Town of Nahant as determined by the Assessors' Office.

2. All Short-Term Rental Operators shall submit a copy of its local registration with the Board of Selectmen prior to Short-Term Rental use and occupancy in conformance with this by-law.
3. A dwelling unit or bedroom offered for Short-Term Rentals shall comply with: i) 105 CMR 410.000 (Minimum Standards of Fitness for Human Habitation); and ii) 780 CMR Massachusetts State Building Code).
4. Short-Term Rental operators shall maintain state mandated liability insurance to cover the short-term rental use.
5. An Owner Adjacent or Non-Owner Occupied Short-Term Rental may be rented only as a whole unit to one party of short-term renters at any one time and not rented as separate bedrooms to separate parties.
6. The number of individual bedrooms made available for Short-Term Rentals within a dwelling unit shall not be greater than the number of lawful bedrooms in the dwelling unit.
7. Renting for an hourly rate, or for rental durations of less than twenty-four (24) consecutive hours shall not be permitted.
8. A Short-Term Rental property shall not be used for a commercial event during its occupancy as a Short-Term Rental. Commercial events include but are not limited to luncheons, banquets, parties, weddings, meetings, charitable fundraising, commercial or advertising activities, or other gatherings.
9. Short-Term Rental Operator must submit off-street parking plan for guests in accordance with these Nahant Zoning By-Laws: i) Section 4.08.B; and ii) Table 6-1 (Required Off-Street Parking).
10. When a swimming pool or hot-tub or special purpose pool is included in the short-term rental determination of compliance with 105 CMR 435 Sanitary Standards for Swimming Pools must be documented by the Board of Health or its designee.

Section 4. Information to be Shared with Short-Term Renters.

The Short-Term Rental Operators shall provide all Short-Term Renters and post in all Short-Term Rentals in a manner to be determined by the Board of Selectmen:

- a. Instructions for disposal of waste per the Town's recycling and composting programs.
- b. An emergency-exit diagram in all bedrooms used for Short-Term Rentals and on all egresses from the dwelling unit.
- c. Contact information for the Short-Term Rental Operator, or when the Operator is not present, the contact information for a locally available contact designated to respond to all emergencies and problems that

may arise during the rental period, whether from renters, neighbors or municipal authorities.

Section 5. Registration - Rules and Regulations.

1. The Nahant Board of Selectmen shall have the authority to promulgate rules and regulations with regard to the Short-Term Rental Registration process that shall include, but not be limited to, the requirements of this Article XIX.
2. The Operator must, within thirty (30) days after its initial Short-Term Rental local registration (or its renewal), provide a copy of such registration to all abutters, owners of land directly opposite any public or private street or way, and abutters to the abutters. Such notification shall include the contact information of the Operator and the local contact, the Operator's state registration number, and a reference to this Article XIX.

Section 6. No Nuisance.

Short Terms Rentals shall not result in the disruption of the peace, tranquility, or safety of the immediate residential neighborhood through the production of noise, vibration, light, glare, trash, fumes, odors, traffic, parking congestion, or any other nuisance beyond that which normally occurs in the immediate residential area

Section 7. Cooperation.

Operators must cooperate with any enforcement or investigation proceedings under this Article XIX.

Section 8. Enforcement.

The Board of Selectmen or their designee(s) shall be responsible for enforcement of this Article XIX, including any rule or regulation promulgated hereunder, and shall institute all necessary administrative or legal action to assure compliance, inclusive of any initial qualifying inspection. Any enforcement action taken shall follow the procedures outlined in Article XIII of Nahant Police By-Laws (Non-Criminal Disposition of Violations).

Section 9. Effective Date.

This Article XIX will become effective one-hundred and twenty (120) days after the Town of Nahant has satisfied its duty to publish and post these by-laws after they have been approved by the Office of the Massachusetts Attorney General.

APPENDIX 8

Planning Board Comments on Short-Term Rental Zoning By-Law

Following are comments from the Planning Board regarding the proposed amendment to the Town's Zoning By-Law for short-term rentals.

**Review of Zoning By-Laws of the Short-Term Rental By-Law
Advisory Committee**

Nahant Planning Board

Approved by Motion: March 27, 2023

Recommendation with respect to the Zoning By-Laws of the Short-Term Rental By-Law Advisory Committee: Accepted.

The general framework established by the Short-Term Rental By-Law Advisory Committee ("STRC") can work to meet the key objectives that the Planning Board believes the Town should seek to achieve in its short-term housing by-laws and regulations.

The Planning Board believes regulation of short-term housing is a priority for our community, and we must balance the right of the homeowner to make reasonable use of their property while establishing rules that mitigate the risk of negative impact on neighbors and neighborhoods. The by-laws and regulations should allow persons who can effectively manage short-term housing to be permitted to rent their homes on a short-term basis to help pay property taxes or other expenses (up to a predetermined cap). These restrictions must address genuine health and safety concerns as well as zoning limitations so that we minimize the risk of disruptions that can be caused by short-term rentals. When coupled with more detailed regulations, we believe that the STRC proposed amendments to the bylaws fulfill these twin objectives.

The Planning Board, offers the following comments on the STRC proposal:

1. Consistent with its mandate, the STRC is proposing amendments to the zoning by-laws, but has left it to the Board of Selectmen ("BOS") to issue more detailed regulatory restrictions. The Planning Board notes that this approach is consistent with how governments ordinarily address permitting programs, providing general guidance on the basis of a vote, and then leaving the details of the permit process, enforcement, and other program restrictions to an administrative agency or, in this case, local elected officials. While the Planning Board urged the STRC to provide some critical core regulations in the proposed by-law, the Planning Board intends to hold a hearing approximately 6 months after the Massachusetts Attorney General's ("AG") approval of any zoning bylaw amendment related to short-term housing to discuss any further proposals or changes with respect to any amended bylaws or to Nahant's approach to any regulations promulgated for short-term rentals. In short, the Town can take corrective action to the extent the program needs refinement after any amended by-law passes and regulations are issued.
2. We believe that most short-term rental hosts seeking authorization for short-term rentals will be nonowner-occupied and, as such, under the STRC proposal would be required to seek a "Special Permit" from the Zoning Board of Appeals ("ZBA"). It may not be possible for the ZBA to consider all such applicants for short-term rentals within the 120-day period following AG approval of the proposed by-law. As a policy, we believe the

that homeowners and others who have engaged in short-term rentals should not be asked to cease and desist after the 120-day period as long as they have submitted an application and made a good faith effort to obtain approval on a timely basis.

3. It is critical that the ZBA set up efficient processes and procedures to consider short-term rental applications, so that the special permitting process is not overly burdensome or time-consuming to applicants or to the ZBA.
4. In balancing the adverse effect of the proposed use with the beneficial impact to the Town or the neighborhood, the Planning Board, as a general matter, has concluded that there are overall benefits to the community from limited short-term housing, such as assisting certain residents in being able to continue to have access to housing in the community near family members (given the difficulty of longer term rentals in the offseason only), supporting local business, enhancing tax revenue, and adding lodging given Nahant's lack of proximity to available hotels. At the same time, it is important to consider proposals on a case-by-case basis because of congestion that may be created by lack of sufficient oversight by the owner/operator, off-street parking, or a negative prior experience managing short-term rentals as well as a lack of commitment and connection to the overall well-being of Nahant.
5. The Planning Board is recommending this proposal on the basis that the ZBA has the right to place conditions on the special permits to be issued, including limiting the duration of such permits, and that the Planning Board expects that ZBA will expressly assert the right to suspend or terminate Special Permits if the owner/operator is deemed not to be a competent host or the short-term rental at a particular location is problematic based on disruptions to the community and other factors. The Planning Board recommends that the ZBA note in Special permits grants that the holder of such permits is subject to, and must comply with, all regulations and registration requirements of the Town of Nahant.
6. The Planning Board believes it is important to recognize the fact that current owner or operators of short-term rentals relied on a general acceptance of such rentals in the Town. As such, the Planning Board strongly recommends that the ZBA, in such instances, give significant weight to their experience and success in managing such rentals in granting Special Permits in the interest of fairness.
7. An objection was raised to the STRC not requiring special permits for owner occupied units and adjacent units in which the owner may spend almost 6 months a year outside Nahant yet engage in short-term rentals while they are gone. The Planning Board notes that such units will still be subject to registration (a process in which the Planning Board expects that licenses and renewals will not be granted to those who have inadequately managed short-term rentals) and typically the short-term rental will occur in these instances at a time of year when rental levels are lower.
8. With respect to a detailed regulatory framework, the Planning Board strongly encourages rapid action to promulgate short-term regulations, including the creation of permitting

and enforcement processes and dispute resolution procedures to address short-term rental issues. The Planning Board expects that the Board of Selectmen will have regulations for short-term housing completed and ready to approve by no later than November 1, 2023 . The Planning Board strongly supports an annual registration process for both owner-occupied and nonowner occupied short-term rentals which we recommend the Board of Selectmen to make part of regulatory requirements. The Planning Board also believes the permitting process should include application and renewal fees to off-set administrative costs to the extent practicable. The Citizen’s petition and the Planning Board Preliminary Determination provide a good starting point for development of detailed regulations for short-term housing.

9. The Planning Board views enforcement of short-term housing regulations and, in particular, the cap limitation, as extremely critical, and expects the Town will take necessary steps to ensure compliance.

Our summary of the STRC proposal compared to the Citizen's Petition proposal accompanies this document.

Respectfully Submitted,

Robert Steinberg, Planning Board Chairman On behalf of the Nahant Planning Board

Dated: March 27,2023

APPENDIX 9

Short-Term Rental Zoning By-Law

Following is the language of the proposed amendment to the Zoning By-Laws regarding short-term rentals.

ZONING BYLAW
TOWN OF NAHANT
MASSACHUSETTS

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**ZONING BYLAW Town of
Nahant**

SECTION 2

DEFINITIONS

SECTION 2.02 – DEFINITIONS

Non-Owner Occupied Short-Term Rental: A dwelling unit made available for Short-Term Rental that is neither the **Principal** Residence of the owner, nor is located within the same residential building as the owners **Principal** Residence.

Owner Occupied Short-Term Rental: The Short-Term Rental of a dwelling unit of no more than the number of lawful bedrooms within such dwelling unit that is the **Principal** Residence of its operator.

Owner Adjacent Short-Term Rental: A residential unit offered as a Short-Term Rental which is not the owner's **Principal** Residence but which is located within the same dwelling and/or parcel as the **Principal** Residence.

Short-Term Rental Operator - The person or persons offering a dwelling unit or bedroom for short-term rental, who may be either the owner or the primary leaseholder of the dwelling unit with the written permission of the property owner and the condominium association if applicable.

SECTION 4

USE REGULATIONS

SECTION 4.06 – RENTING OF ROOMS TO ROOMERS OF OR LODGERS

Renting of rooms (lodging units) in a dwelling unit for the use of not more than two roomers or lodgers, who do not constitute a housekeeping unit separate from that of the resident family, is permitted in a residential or business district provided that at least one off-street parking space is provided for each such roomer. Rooms rented to roomers or lodgers shall not have private outside entryways or separate cooking facilities. Roomers must use cooking facilities of resident family. **No such rentals shall be for a period of 28 days or less.**

SECTION 4.06A – SHORT TERM RENTALS

Notwithstanding Section 9.08, the Board of Appeals shall be the exclusive special permit granting authority with respect to Non-Owner Occupied Short Term Rentals. Once issued, the Special Permit shall be exclusive to the applicant and shall not be transferable without written consent from the Board of Appeals unless the transfer is between current spouses or where the original applicant transfers the special permit to a revocable or irrevocable trust where at least one of the designated beneficiaries is of the first degree relationship to the original applicant.

Special permits shall be granted by the Board of Appeals for non-owner-occupied short-term rentals, only upon its written determination that the adverse effects of the proposed use will not outweigh its beneficial impacts to the Town or the neighborhood, in view of the particular characteristics of the site or parcel, and of the proposal in relation to that site. In addition to any specific factors that may be set forth in this by-law, the determination shall include consideration of each of the following:

- 1. Specific factors that are set forth in Section 9 of these by-laws;**
- 2. Compliance with all Town regulations and bylaws and laws of the Commonwealth, including all health and safety regulations;**
- 3. The ability of the property owner, or agent/property manager to respond to complaints within a timely manner;**
- 4. Prior experience managing a short-term rental property;**
- 5. Sufficient off-street parking;**
- 6. Appearance of property in comparison to the neighborhood;**
- 7. Host-guest agreement requiring compliance with all Nahant Short-Term Rental by-laws and regulations; and**
- 8. Prior and/or current experience with the Town including, but not limited to:**
 - a. Previous or temporary residency;**
 - b. Family residency;**
 - c. Business properties or services; and**
 - d. Other community involvement.**

SECTION 4.13 – TABLE OF USE REGULATIONS

See Table 1 on accompanying pages, which is declared to be a part of this bylaw.

In the following Table of Use Regulations, uses designated by the letter “P” are permitted in the districts shown, subject to the provisions of this bylaw and other applicable laws. Uses designated by the letter “S” are prohibited in the districts shown, except to the extent they are allowed by a valid special permit issued under this bylaw. Uses designated by the letter “N” are not permitted in the districts shown. Uses not listed in Table 1 are not permitted in any district.

TABLE 1

“It is the intention of the committee to require a Special Permit for”

TABLE OF USE REGULATIONS

<u>Description of Use</u>	<u>Zoning Districts:</u>					
	<u>R-1</u>	<u>R-2</u>	<u>B-1</u>	<u>B-2</u>	<u>NR</u>	<u>P</u>
Short-Term Rental - Non-Owner Occupied¹	SP	SP	SP	SP	N	N
Short-Term Rental - Owner Adjacent¹	P	P	P	P	N	N
Short-Term Rental - Owner Occupied¹	P	P	P	P	N	N
Single-family detached dwelling	P	P	P	P	N	P
Non-profit religious or educational purposes (see definition and Note 3 below) (STM 2019)	P	P	P	P	P	P
Municipal buildings & other public uses	P	P	P	S	N	P
Non-profit outdoor recreational uses	P	P	P	S	P	P
Golf Course	N	S	N	N	S	S
Agriculture, horticulture, floriculture, or viticulture (on site of 5 acres or more)	P	P	P	P	P	P

¹ A Short-Term Rental property shall not be used for a commercial event during its occupancy as a Short-Term Rental. Commercial events include but are not limited to luncheons, banquets, parties, weddings, meetings, charitable fundraising, commercial or advertising activities, or other gatherings.

Neighborhood convenience retail store not exceeding 2,500 square feet or employing more than 3 persons	N	N	P	N	N	N
Other retail stores	N	N	S	N	N	N
Professional offices not exceeding 2,500 square feet or employing more than 5 persons	N	N	P	S	N	N
Other professional offices	N	N	S	S	N	N
General office use	N	N	S	S	N	N
Banks and automated teller machines	N	N	S	N	N	N
Restaurants	N	N	S	N	N	N
Catering establishment	N	N	S	N	N	N
Fast-order food establishment	N	N	N	N	N	N
Consumer service establishment	N	N	S	N	N	N
Theatre uses or places of assembly	N	N	S	S	N	S
Offices or meeting place for non-profit civic or historic organization	N	N	P	S	N	P
Bowling alley or other enclosed place of amusement or assembly	N	N	S	N	N	N
Membership Club (see definition)	N	N	P	N	N	N
Gasoline Station	N	N	S	N	N	N
Automobile repair garage	N	N	S	N	N	N
Commercial parking lot	N	N	S	N	N	N
Non-hazardous research (see definition)	N	N	S	S	S	N
Computer facilities (such as a computer service bureau or training center)	N	N	S	S	N	N

Arts & crafts studios	N	N	P	S	N	N
Music Studios	N	N	P	S	N	N
Video studios	N	N	P	S	N	N
Exercise & dance studios	N	N	P	S	N	N
Day care center	N	N	S	S	N	S
Family day care home (Continued)	P	P	P	P	N	N
Boathouse or structure for golf club, public skating or swimming, or other recreational structures	S	S	S	S	S	S
Hotel or motel	N	N	N	N	N	N
Auto rental or sales	N	N	N	N	N	N
Junkyard or used auto parts yard	N	N	N	N	N	N
Conservation uses related to water, plants & wildlife	P	P	P	P	P	P
Environmental monitoring	P	P	P	P	P	P
Accessory decorative gardens or vegetable gardens	P	P	P	P	P	P
Accessory uses incidental to the above permitted uses, subject to the limitations of Section 4.12	(See Section 4.12)					
Marijuana Establishments	N	N	S	N	N	N
Marijuana Treatment Centers	N	N	S	N	N	N

Zoning Districts:
R-1 Residential R-1
R-2 Residential R-2
B-1 Business B-1
B-2 Business B-2
NR Natural Resource
P Public

Legend:
P Permitted Use
N Not a Permitted Use
S Special Permit Required

Notes: 1. Some uses may require site plan review. See Section 9.09.

2. It is the intent of this zoning bylaw not to create any industrial districts and not to permit any industrial uses anywhere in town.

3. Uses or structures for Nonprofit Religious or Educational Purposes are allowed in a Natural Resource District to the extent required by M.G.L. c. 40A, § 3. (STM 2019

End

APPENDIX 10

Debt Service Schedule

This schedule was prepared by the Town Accountant at the request of the Finance Committee. We believe this information is useful to the Townspeople and helpful in planning.

DEBT SERVICE INCLUDING ESTIMATED
AUTHORIZED DEBT

Description	Reference	Borrowings	Issue Date	Interest Rate	Terms Years	FY Thereafter		Totals	Principal	Interest	Principal	Interest
						Principal	Interest					
Sewer Project - Phase II	#8-81	\$290,100	6/28/1982	5.00%	40	\$0.00	\$0.00	\$0.00	\$8,920.00	\$520.00	\$8,920.00	\$9,420.00
Sewer Project - Phase III	#8-81	\$376,400	2/7/1986	5.00%	40	\$0.00	\$0.00	\$0.00	\$28,230.00	\$2,823.00	\$28,230.00	\$31,053.00
Sewer Project - Phase IV	#23-19#14-21#1-22 STIM	\$9,767,852	12/14/2022	2.00%	20	\$1,260,051.98	\$11,991,027.65	\$11,991,027.65	\$9,767,852.00	\$2,223,175.65	\$11,991,027.65	\$11,991,027.65
Sewer Pipeline Assn Loan 0%, Interest	FY18 MFQB	\$1,000,000	6/30/2017	1.55%	10	\$0.00	\$176,448.25	\$176,448.25	\$109,955.00	\$16,499.25	\$126,448.25	\$126,448.25
IPS Truck #430 50%	#23-19	\$4,090,500	7/13/2018	6.00%	20	\$9,684.01	\$657,583.49	\$657,583.49	\$72,647.97	\$8,693.52	\$81,341.49	\$67,648.95
IPS Truck #430 29%	#22-19	\$32,500	7/13/2018	6.00%	5	\$0.00	\$1,125.00	\$1,125.00	\$0.00	\$0.00	\$1,125.00	\$1,125.00
IPS Truck #430 50%	#22-19	\$10,500	7/13/2018	6.00%	5	\$0.00	\$5,563.00	\$5,563.00	\$0.00	\$0.00	\$5,563.00	\$5,563.00
Willow Rd Pump Station	#17-23	\$5,320,000	3/00%	20	\$897,750.00	\$6,916,000.00	\$6,916,000.00	\$5,320,000.00	\$1,596,000.00	\$6,916,000.00	\$6,916,000.00	\$6,916,000.00
Willow Rd Pump Main	#17-23	\$2,300,000	3/00%	20	\$441,600.00	\$2,999,000.00	\$2,999,000.00	\$2,300,000.00	\$690,000.00	\$2,999,000.00	\$2,999,000.00	\$2,999,000.00
Gravity II	#17-23	\$2,500,000	3/00%	20	\$480,000.00	\$3,250,000.00	\$3,250,000.00	\$2,500,000.00	\$750,000.00	\$3,250,000.00	\$3,250,000.00	\$3,250,000.00
Causeway Force Main	#17-23	\$7,880,000	3/00%	20	\$1,707,990.00	\$10,244,000.00	\$10,244,000.00	\$7,880,000.00	\$2,364,000.00	\$10,244,000.00	\$10,244,000.00	\$10,244,000.00
Total Sewer Projects		\$33,567,852				\$2,797,075.99	\$36,232,220.39	\$36,232,220.39	\$28,504,272.97	\$7,727,947.42	\$36,232,220.39	\$36,232,220.39
MWRA Pipeline Assn Loan 0%, Interest	#26-16#20-17	\$258,100	8/15/2016	0.00%	10	\$0.00	\$103,240.00	\$103,240.00	\$103,240.00	\$0.00	\$103,240.00	\$103,240.00
MWRA Pipeline Assn Loan 0%, Interest	#11-18	\$134,000	5/18/2020	0.00%	10	\$0.00	\$93,800.00	\$93,800.00	\$93,800.00	\$0.00	\$93,800.00	\$93,800.00
MWRA Pipeline Assn Loan 0%, Interest	#8-19	\$134,000	5/18/2020	0.00%	10	\$0.00	\$93,800.00	\$93,800.00	\$93,800.00	\$0.00	\$93,800.00	\$93,800.00
MWRA Pipeline Assn Loan 0%, Interest	#22-20	\$50,000	5/18/2020	0.00%	10	\$0.00	\$35,000.00	\$35,000.00	\$35,000.00	\$0.00	\$35,000.00	\$35,000.00
MWRA Pipeline Assn Loan 0%, Interest	#22-19	\$32,500	7/13/2018	6.00%	5	\$0.00	\$17,125.00	\$17,125.00	\$0.00	\$0.00	\$17,125.00	\$17,125.00
Shirahda Truck 29%	#22-19	\$10,500	7/13/2018	6.00%	5	\$0.00	\$5,563.00	\$5,563.00	\$0.00	\$0.00	\$5,563.00	\$5,563.00
Hydrants/Water Mains	#24-19	\$105,000	7/13/2018	6.00%	10	\$0.00	\$72,565.00	\$72,565.00	\$65,000.00	\$9,465.00	\$72,565.00	\$72,565.00
MWRA Pipeline Assn Loan 0%, Interest	#23-22	\$200,000	0.00%	10	\$0.00	\$200,000.00	\$200,000.00	\$200,000.00	\$0.00	\$200,000.00	\$200,000.00	\$200,000.00
MWRA Pipeline Assn Loan 0%, Interest	#19-23	\$500,000	0.00%	10	\$0.00	\$500,000.00	\$500,000.00	\$500,000.00	\$0.00	\$500,000.00	\$500,000.00	\$500,000.00
Total Water Projects		\$1,424,200				\$533,600.00	\$1,115,093.00	\$1,115,093.00	\$1,105,628.00	\$9,465.00	\$1,115,093.00	\$1,115,093.00
School Renovations	#2-06 STIM#2-05	\$5,693,580	9/1/2006	4.00%	19	\$0.00	\$943,000.00	\$943,000.00	\$890,000.00	\$53,000.00	\$943,000.00	\$943,000.00
Interest & Principal												
Total School Projects		\$5,693,580				\$0.00	\$943,000.00	\$943,000.00	\$890,000.00	\$53,000.00	\$943,000.00	\$943,000.00
DWP Truck	#24-16	\$712,324	7/12/2015	6.00%	10	\$0.00	\$477,915	\$477,915	\$474,833.00	\$3,082.00	\$477,915	\$477,915
DWP Truck 50%	#24-16	\$10,500	7/13/2018	6.00%	5	\$0.00	\$5,563.00	\$5,563.00	\$5,000.00	\$563.00	\$5,563.00	\$5,563.00
Drainage Water Retention Pond	#32-10	\$125,000	7/13/2018	6.00%	10	\$650.00	\$152,400.00	\$152,400.00	\$150,000.00	\$2,400.00	\$152,400.00	\$152,400.00
Subarea Retention	#24-20	\$58,000	7/13/2019	6.00%	5	\$0.00	\$31,420.00	\$31,420.00	\$30,000.00	\$1,420.00	\$31,420.00	\$31,420.00
Interest & Principal						\$23,316.65	\$353,734.05	\$353,734.05	\$322,958.99	\$30,775.06	\$353,734.05	\$353,734.05
Total Other DPW		\$456,834				\$650.00	\$1,087,098.00	\$1,087,098.00	\$1,066,000.00	\$21,098.00	\$1,087,098.00	\$1,087,098.00
Count Guard Houses	#1-04 STIM	\$2,100,000	1/1/2005	1.50%	10	\$0.00	\$184,000.00	\$184,000.00	\$160,000.00	\$24,000.00	\$184,000.00	\$184,000.00
Drainage	#21-16	\$500,000	7/12/2015	6.00%	10	\$0.00	\$300,000.00	\$300,000.00	\$280,000.00	\$20,000.00	\$300,000.00	\$300,000.00
Restrooms and Sidewalks	#17-17	\$100,000	7/15/2016	6.00%	10	\$0.00	\$70,000.00	\$70,000.00	\$60,000.00	\$10,000.00	\$70,000.00	\$70,000.00
Restrooms	#24-17	\$205,000	7/15/2016	6.00%	7	\$0.00	\$140,000.00	\$140,000.00	\$120,000.00	\$20,000.00	\$140,000.00	\$140,000.00
Restroom Sidewalks	#19-18	\$80,000	7/14/2017	6.00%	10	\$1,212.23	\$87,120.00	\$87,120.00	\$77,999.97	\$9,120.03	\$87,120.00	\$87,120.00
Pavement Paving System	#24-18	\$46,000	7/14/2017	6.00%	5	\$0.00	\$24,500.00	\$24,500.00	\$23,000.00	\$1,500.00	\$24,500.00	\$24,500.00
40 Signs Reversing	#21-18	\$138,700	7/14/2017	6.00%	5	\$0.00	\$67,984.00	\$67,984.00	\$60,700.00	\$7,284.00	\$67,984.00	\$67,984.00
Fire Temporary Structure	#20-10	\$55,000	7/13/2018	6.00%	5	\$0.00	\$28,500.00	\$28,500.00	\$25,000.00	\$3,500.00	\$28,500.00	\$28,500.00
Fire Truck (Town's Share)	#15-10	\$80,000	7/13/2018	6.00%	10	\$0.00	\$43,212.00	\$43,212.00	\$38,600.00	\$4,612.00	\$43,212.00	\$43,212.00
Drainage	#21-20	\$80,000	7/13/2018	6.00%	10	\$0.00	\$99,200.00	\$99,200.00	\$80,000.00	\$19,200.00	\$99,200.00	\$99,200.00
LED Storm Damage	#17-20	\$1,613,000	6/29/2020	6.00%	10	\$3,732.31	\$88,000.00	\$88,000.00	\$70,000.02	\$17,999.98	\$88,000.00	\$88,000.00
LED Streetlights	#23-20	\$70,000	6/29/2020	6.00%	10	\$24,000.00	\$72,000.00	\$72,000.00	\$60,000.00	\$12,000.00	\$72,000.00	\$72,000.00
Drainage	#23-20	\$100,000	6/29/2020	6.00%	10	\$26,250.00	\$86,000.00	\$86,000.00	\$70,000.00	\$16,000.00	\$86,000.00	\$86,000.00
Mainline Finance Software	#17-21	\$50,000	6/27/2022	6.00%	5	\$0.00	\$40,000.00	\$40,000.00	\$30,000.00	\$10,000.00	\$40,000.00	\$40,000.00
Police 2-stop Signs	#18-22	\$100,000	6/27/2022	6.00%	5	\$1,140.00	\$100,000.00	\$100,000.00	\$80,000.00	\$20,000.00	\$100,000.00	\$100,000.00
Construction House Renovation	#20-22	\$100,000	6/27/2022	6.00%	10	\$38,000.00	\$138,000.00	\$138,000.00	\$100,000.00	\$38,000.00	\$138,000.00	\$138,000.00
Construction House Renovation	#20-22	\$100,000	6/27/2022	6.00%	10	\$38,000.00	\$138,000.00	\$138,000.00	\$100,000.00	\$38,000.00	\$138,000.00	\$138,000.00
Fire Truck Garage	#20-22	\$350,000	6/27/2022	6.00%	15	\$356,665.68	\$82,700.00	\$82,700.00	\$550,000.00	\$15,000.00	\$82,700.00	\$82,700.00
Construction Drainage Improvements	#20-22	\$500,000	6/27/2022	6.00%	10	\$500,000.00	\$500,000.00	\$500,000.00	\$500,000.00	\$0.00	\$500,000.00	\$500,000.00
Climate Change Preparations	#29-23	\$500,000	6/29/2023	6.00%	10	\$0.00	\$650,000.00	\$650,000.00	\$500,000.00	\$150,000.00	\$650,000.00	\$650,000.00
Interest & Principal						\$3,063,703.11	\$6,685,756	\$6,685,756	\$5,600,800	\$1,084,956	\$6,685,756	\$6,685,756
Total CPA Debt		\$7,232,200				\$300,650	\$45,429,793	\$45,429,793	\$36,323,660	\$9,106,133	\$45,429,793	\$45,429,793
CPA Debt												
CPA Library Renovations	#16C-4/19	\$400,000	7/2/2022	6.00%	10	\$8,343.00	\$306,528.00	\$306,528.00	\$247,200.00	\$59,328.00	\$306,528.00	\$306,528.00
CPA Town Buildings	#21E-5/21	\$500,000	6/24/2022	6.00%	30	\$2,933.33	\$546,100.00	\$546,100.00	\$450,000.00	\$96,100.00	\$546,100.00	\$546,100.00
CPA East Point	#21E-5/21	\$1,500,000	6/24/2022	6.00%	30	\$1,014,000.00	\$2,850,000.00	\$2,850,000.00	\$1,500,000.00	\$1,350,000.00	\$2,850,000.00	\$2,850,000.00
CPA Town Hall, Library, Cemetery	#23H-5/22	\$350,000	6/29/2022	6.00%	10	\$2,250.00	\$355,000.00	\$355,000.00	\$350,000.00	\$5,000.00	\$355,000.00	\$355,000.00
Interest & Principal						\$3,063,703.11	\$6,685,756	\$6,685,756	\$5,600,800	\$1,084,956	\$6,685,756	\$6,685,756
Total CPA Debt		\$7,232,200				\$300,650	\$45,429,793	\$45,429,793	\$36,323,660	\$9,106,133	\$45,429,793	\$45,429,793

Issued as short-term BANS; principal and interest payments in above schedule reflect if debt was issued long-term

In the **Bird Sanctuary**, the sounds of birds singing and the whistle of the wind creates a calming environment to escape the worries of the world. As you wander through the paths, you take in the luscious greenery and hear the sound of the creek flowing past you. Every time you come to the Bird Sanctuary you always come out with new memories of adventures that will last forever.

-Julianne Sheehan

Doggie Beach is a fun place to go with your dog. Your dog barks at the other dogs and smiles. The dogs splash in the water chasing each other around. When you settle in at Doggie Beach, you see the view of Boston and feel the breeze as you chase your dog around and enjoy a fun day!

-Elsie Skabeikis

Forty Steps is a beach that is located near Nahant Road. It is rather secluded and sometimes deserted and almost seems to be at the edge of the universe. When there are storms, it is amazing and exciting to see the towering waves. When you look at the rocks, it looks fun and adventurous.

-Grey Palmer

Johnson Elementary School is amazing. I like Scoops Night and Field Day and my friends there.

-Eric Johnson

The **Wharf** is the center of learning for every sailor. As you sail, you explore the beautiful waters. The Wharf builds awesome memories that will never be forgotten.

-Alex O'Shea

Dribble, dribble! The sun beams down on you at the **Basketball Court**. It's the best place to hang out with friends and to get better at basketball. It's an awesome place in Nahant.

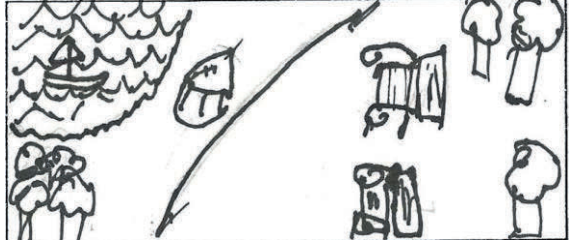
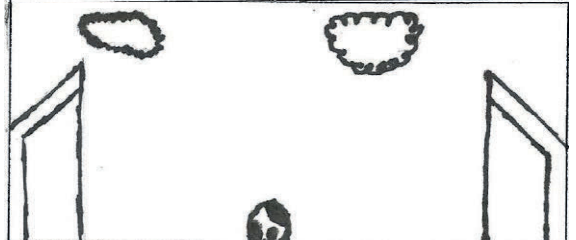
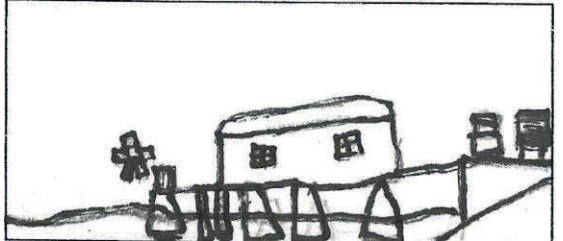
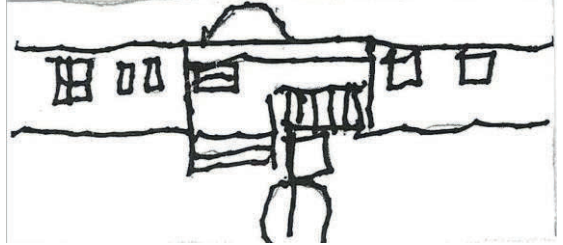
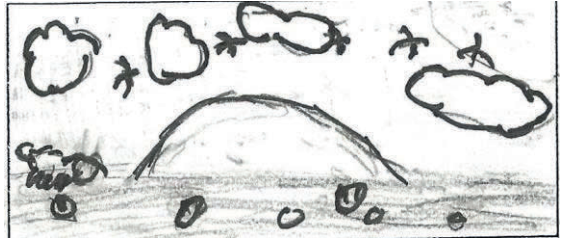
-Conor DeLoid

As soon as you arrive at the **Soccer Field** you can tell that many goals were set and accomplished there. It is truly exciting and inspiring to see so many children in the summer in the blistering hot sun practicing their favorite sport, soccer!

-Adam O'Reilly

On **Bailey's Hill**, when the sun is beating down and it gets hot, you can sit under the shade of the tree to cool off. The shiny ocean and people look so small when you are on the hill that is so tall.

-Violet Powell



**Nahant Town Hall
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