

Board of Selectmen – Meeting Minutes
Wednesday February 7, 2024 at 6:30pm via ZOOM
Mark P. Cullinan, Chairman, Joshua A. Antrim, Vice Chairman
Eugene Canty, Recording Secretary, Antonio Barletta, Town Administrator

Attendance: Mark P. Cullinan (MC), Joshua A. Antrim (JA), Eugene Canty (GC), Antonio Barletta (TA)

1. Meeting Opening

MC: opened the meeting at 6:30pm

2. Opening Comments

MC:

- a. **Presidential Primary Election:** Tuesday March 5, 2024. Polls open at Town Hall from 7am-8pm.
- b. **Annual Town Election:** Saturday April 27, 2024. Polls open from 7am-8pm. Nomination papers are now available at the Town Clerk's office and due back by March 08, 2024.
- c. **Winter Parking Ban:** Winter Parking Ban: December 21, 2023-March 20, 2024 from 12AM-6AM.
- d. **Annual Report Photo Contest:** Due Date extended to February 16, 2024.
- e. **Town Hall Closed on Monday February 19, 2024 in observance of President's Day**

3. Coast Guard Housing Update

TA: Tomorrow we will be meeting with an appraiser on site to review the scope of services and initiate the appraisal process. When the property goes out to the sale the Selectmen need to set a minimum value and we will get that value through the appraisal process. A big factor in appraisals is comparison sales, but there are not many similar to what we are selling. So instead of having all of the lots appraised at one time we are starting with appraising a lot on Castle and then one on Goddard Dr. and go from there.

I am working with K.P. law for the sale process. Part of the process is going through a 30B procurement process. There are stipulations in the motion from Town meeting that needs to be included in the process which says two offerings of alternating lots over a two year process. Once the first offering goes live the two year process starts.

4. Board of Selectmen Hearing – acting as the Local Licensing Authority

- a. **Vote to Amend the Annual Package Store License for Seaside Variety Corp.**

Motion: Dan Skrip "I move that the Board of Selectmen vote to open the hearing acting as the local licensing regarding the application to amend the annual package store license for Seaside Variety Corp."

JA: so moved

GC: seconded the motion

Motion: JA: "I move that the Board of Selectmen vote to approve the application for an all alcohol liquor license, package store, as applied for by George Mastoras, Seaside Variety, 141 Nahant Road, Nahant, MA 01908, for the following amendments: Change of Corporate Name, Change of Corporate Structure, Change of Officers, Directors/LLC Managers, Change of Ownership and Stock Interest. All statutory requirements relating to publication and notice were duly complied with, including publication in the Lynn Daily Item, a local newspaper, on January 23, 2024. Notice to all persons deemed by the Alcoholic Beverages Control Commission to be affected by the petition, was given.

GC: seconded the motion

MC: opened the meeting up to the public for any comments for or against the amendment

Roll call vote: all in favor

Motion: JC: made a motion to close the hearing

GC: seconded the motion

Roll call vote: all in favor

5. New Business

- a. **Vote to Approve Event Requests:**

Motion: JA: I move that the Board of Selectmen vote to approve the following event requests:

The Demakis Family YMCA Stride Along the Tide 5K Road Race, Saturday May 11, 2024, starting at 11am at Veterans Park on Nahant Road And The Annual SWIM Spring Beach Clean-up on Sunday May 19, 2024 starting at 11:00am in the Lowlands Parking lot.

GC: seconded the motion

Roll call vote: all in favor

c. Arbor Day Proclamation – Town Administrator read the annual Arbor Day Proclamation – Document available upon request

d. Vote to Open and close the Annual Town Meeting Warrant

MC: Asked for a motion to open the Town Meeting Warrant

GC: So moved

JA: seconded the motion

TA: shared his screen to show the current Town Meeting Warrant. Reviewed Articles.

MC: Motioned to close the warrant

JA: Seconded the motion

Roll call vote: all in favor

f. Lowlands Stormwater and Watermain Improvements for Foxhill and Emerald Road

TA: We have another large capital project going out to bid February 14, 2024 and due February 28, 2024, for Stormwater drainage improvements in the lowlands area and watermain improvements in the Fox Hill/Emerald Rd. area. We put the bids out together to try and get a better price as it is similar work.

6. Ongoing Business

a. TA Goals – Community Preservation Projects status update

TA: Reviewed previous CPC applications we applied for and were approved and what projects we have accomplished over the years.

7. Preserving East Point

JA: there was a hearing at Essex Superior Court last month for motions for summary judgement. Both sides gave there reasons on why the Judge should decide in their favor and the judge will review.

8. Town Administrators Report

a. Update on Budget Timeline

b. Review of submitted Community Preservation Applications by Town

c. Update on I/I work

TA: Showed the Town's Schedule for the budget timeline and Town Meeting.

The CPC has been reviewing applications on their meetings on Mondays: The Town submitted CPC applications for: Bailey's Hill Gazebo restoration, Beach Access Mats/Wheelchairs, Flash Road Recreation Master Plan, Improvements to the Heritage Trail at Goddard Drive, Housing Development Study, Little League Field Lighting and Splash Pad at Flash Rd. Gave update on the current I/I sewer work.

9. Citizens Forum

Tom Hambleton (17 Kinney Ave): Following up on a letter that he sent to the Board and TA.

Brendan Barank Olmstead (2 Summer St.): Asked about the current road work going on in Town as the bus could not stop at a few stops today.

Debbie Vanderslice (268 Nahant Road): Asked a question about Coast Guard Housing

Michelle Capano (29 Ocean St.): Thanked the CPC and asked a question on the I/I work.

10. Adjourn to Executive Session

Motion JA: I move that the Board of Selectmen vote to adjourn to Executive Session pursuant to MGL. c. 30A, §21(a)(3) to discuss pending litigation strategy regarding Town of Nahant versus three (3) Coast Guard Housing Tenants if the Chair declares that an open meeting may have a detrimental effect on the negotiating position of the public body And In accordance with MGL Chapter 30A, section 21(a)(2) to conduct strategy sessions in preparation for contract negotiations with the Town Administrator.

MC: I do declare that an open meeting may have a detrimental effect on the negotiating body

JA: and we will not return to open meeting

MC: so moved

GC: seconded the motion

Roll call vote: All in favor

Meeting adjourned 8:28pm on Wednesday February 7, 2024

Meeting Minutes prepared by: Administrative Assistant Kristin Taylor on February 21, 2024.

Meeting Minutes Approved by the Board of Selectmen on the 17th day of April 2024