

Town of Nahant
Board of Selectmen – Meeting Minutes
Wednesday February 21, 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 Cullinan (MC), Joshua Antrim (JA) Gene 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 -due back by March 08, 2024
- c. Annual Dog Licenses due back to Town Clerk by April 1, 2024. A \$20 late fee will be added for any licenses received after April 15, 2024.
- d. **Winter Parking Ban:** Winter Parking Ban: December 21, 2023-March 20, 2024
- e. **Scholarships:** Charles Kelley Scholarship Applications due back by April 12, 2024
- f. **Water/Sewer/Trash Bills are due March 11, 2024.**
- g. **Library Event at Town Hall: Friday February 23, 2024**

3. New Business

- a. ***Vote to Approve the designation of Nahant Town Hall as the Early Voting location and the Early Voting Hours as submitted by the Board of Registrars for the March, 5, 2024 Presidential Primary Election.***

MOTION: JA: "I move that the Board of Selectmen vote to approve the Nahant Town Hall, 334 Nahant Rd. Nahant, MA 01908 as the Early Voting location and the approve the Early Voting Hours for the March 5, 2024 Presidential Primary Election as submitted by the Board of Registrars."

GC: seconded the motion

Roll call vote: all in favor

- b. ***Vote to affirm Vote by Mail ballots for the Annual Town Election on Saturday April 27, 2024.***

MOTION: JA: "I move that the Board of Selectmen vote to affirm Vote by Mail ballots for the Annual Town Election on Saturday April 27, 2024."

GC: seconded the motion

Roll call vote: all in favor

- c. ***Vote to Delegate Authority to the Town Clerk to Appoint and Assign Poll workers as needed for Elections in 2024.***

MOTION: : "I move that the Board of Selectmen vote to delegate authority to the Town Clerk to appoint and assign poll workers as needed for elections occurring in the year 2024."

GC: seconded the motion

Roll call vote: all in favor

4. Ongoing Business

- a. ***Vote to Open and close the Annual Town Meeting Warrant and send to the Advisory and Finance Committee***

MOTION: JA: "I move that the Board of Selectmen open the Town Meeting Warrant."

GC: seconded the motion

Roll call vote: all in favor

Discussion:

TA: Shared his screen to show the 2nd version of the warrant.

Review and discussion on the current articles on the Warrant. Draft Warrant available upon request.

Motion: JA: I move that the Board of Selectmen vote to close the annual town meeting warrant and send to the advisory and finance committee for their review

GC: seconded the motion

Roll call vote: all in favor

b. Vote to approve Board of Selectmen Omnibus Budget and send to the Advisory and Finance Committee

Motion: JA: I move that the Board of Selectmen vote to approve the Omnibus budget as presented and send to the advisory and finance committee for their review:

GC: seconded the motion

Discussion: TA: Shared his screen to show some highlights of the FY25 Omnibus budget

Roll call vote: all in favor

c. Vote to send Zoning Article to Nahant Planning Board regarding amendment to Section 10. Flood Plain District to comply with 2020 Model By-law updates from FEMA

Motion: TA: "I move that the Board of Selectmen send to the Nahant Planning Board, the warrant article regarding the suggested amendments to section 2 definitions and section 10 Flood Plain district of Nahant's Zoning by-laws"

JA: so moved

GC: seconded the motion

Roll call vote: all in favor

d. Discussion of MBTA Communities Section 3A Multi-family Zoning requirement

Update on the current requirement

Michelle Capano (Housing Sub Committee Chair – 29 Ocean St.): Gave an update on the requirement

JA: It's very important that the public get involved during the upcoming public comment period.

***Public Comment period opened for the MBTA 3A Zoning requirement**

George Mihovan (64 Lennox Rd.): made a comment on the requirement and affordable housing

Kelsey Andersen (46 Spring Rd): I think the Town needs to educate people on the compliance and what this requirement means for the Town and what grants we could potentially lose.

Kerry Collins (22 Breezy Hill Terr.): Zoning in Town is very important and needs an overhaul. We need to start building affordable housing.

Margie Parisi (15 Prospect St.): Thanked the HPAC chair for her work. We need affordable housing

Shannon Bianchi (14 Harbor View Rd): Asked a question on how we were chosen as an adjacent community.

Muffin Pellegrino (56 Valley Rd.): Made a comment on the 3A requirement

Peter Barba (22 Emerald Rd): Asked what the probability would be for the state to grant preferential treatment to the Town.

Tom Hambleton (17 Kinney Ave): Asked about the requirement

5. Preserving East Point

JA: The judge is still pondering the eminent domain case summary judgement question. The Article 97 case: there was presentation last week on the appeal and that is still pending.

6. Town Administrators Report

7. Citizens Forum

Peter Barba (22 Emerald Rd): Asked a question about Coast Guard Housing

8. 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 the chair do so declare an open meeting with have a detrimental effect on the negotiating body and we will not return to open meeting

GC: seconded the motion

Roll call vote: all in favor

Meeting adjourned at 9:21pm on Wednesday February 21, 2024

Meeting Minutes prepared by: Administrative Assistant Kristin Taylor on March 6, 2024

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