

*Town Hall*

**Town Of Nahant  
Annual Town Meeting Warrant  
May 17, 2025**

**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 17th day of May, 2025, for to act on the Articles in this warrant at 12:30 p.m. that same day.

**ARTICLE 1. (FY2025 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.

**ARTICLE 2. (Prior Year bills)** To see if the Town will authorize the payment of prior Fiscal Year bills, or take any other action relative thereto.

**ARTICLE 3. (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, 2025, or take any other action relative thereto.

**ARTICLE 4. (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.

**ARTICLE 5. (Water/DPW Capital-Rescind)** To see if the Town will rescind the vote taken on Article 16 at Town Meeting on May 18, 2024 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 \$370,000, or any other sum of money to upgrade the Town's water meter system, including the payment of all costs incidental or related thereto, or to take any other action relative thereto.

**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, 2025, or take any other action relative thereto.

**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, 2025, or take any other action relative thereto.

**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.

**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, 2025, or take any other action relative thereto.

**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 \$33,000 for the costs associated with the maintenance of the compost area, or take any other action relative thereto.

**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

**ARTICLE 12. (Revolving Funds)** To see if the Town will vote to fix the maximum amount that may be spent during FY 2026 beginning July 1, 2025 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.

**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.

**ARTICLE 14. (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 \$200,000, or any other sum, for transportation network improvements including sidewalks, roadways, and parking lots throughout Town, including the payment of all incidental or related costs, or take any other action relative thereto.

**ARTICLE 15. (Water/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 \$100,000, or any other sum of money for a Water/Sewer/DPW truck, including the payment of all costs incidental or related thereto, or to take any other action relative thereto.

**ARTICLE 16. (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.

**ARTICLE 17. (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.

**ARTICLE 18: (Charter Amendment- Select Board)** To see if the Town will vote to amend the Town Charter by replacing all references to “Board of Selectmen” or “Selectmen” with the words “Select Board”, or take any other action relative thereto.

**ARTICLE 19. (Coast Guard Housing Lot Sales)** To see if the Town will vote to amend the vote taken under Article 20 of the 2021 Annual Town Meeting to now authorize the Select Board to sell the remaining unsold Coast Guard Housing lots free of limitations on the number of offerings, provided, however, that the remaining lots are sold by July 1, 2029 subject to the other restrictions set forth in said 2021 vote, or take any other action relative thereto.

**ARTICLE 20. (Climate Change Preparedness)** 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 \$805,000 or any other sum of money, to fund costs and fees (i.e., professional services) associated with pursuing grants, loans, and similar funding sources, for climate change preparedness projects on coastal Town properties and/or to serve as required local share for a possible grant award related to climate change preparedness, or take any other action relative thereto.

**ARTICLE 21. (Disabled Veteran’s Exemption – COLA adjustment)** To see if the Town will vote to accept General Laws Chapter 59, Section 5, Clause 22I, which authorizes an annual increase in the amount of the exemption granted under General Laws Chapter 59, Section 5, Clause 22, Clause 22A, Clause 22B, Clause 22C, Clause 22E and Clause 22F by the percentage increase in the U.S. Department of Labor, Bureau of Labor Statistics, Consumer Price Index (CPI) for the previous year as determined by the Commissioner of Revenue, to be effective for applicable exemptions granted for any fiscal year beginning on or after July 1, 2025, or any other action related thereto.

**ARTICLE 22. (Disabled Veteran’s Exemption – HERO Act)** To see if the Town will vote to accept General Laws Chapter 59, Section 5, Clause 22J, which authorizes an increase in the amount of the exemption granted under General Laws Chapter 59, Section 5, Clause 22, Clause 22A, Clause 22B, Clause 22C, Clause 22E and Clause 22F by 100% of the personal exemption amount, subject to the conditions in Clause 22J, to be effective for applicable exemptions granted for any fiscal year beginning on or after July 1, 2025, or any other action related thereto.

**ARTICLE 23. (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.

FY2026 Grant Recommendations:

- A. To appropriate the sum of \$150,000 from FY2026 Community Preservation estimated revenues to replace the cedar shingle roof on the Nahant Life Saving Station.
- B. To appropriate the sum of \$40,000 from FY2026 Community Preservation estimated revenues to replace 4 asphalt shingle roofs at 39-41 Spring Road, 43-45 Spring Road, 47-49 Spring Road, 51-53 Spring Road.
- C. To appropriate the sum of \$39,345 from FY2026 Community Preservation estimated revenues to continue Bailey's Hill Complex ecological restoration work.
- D. To appropriate the sum of \$50,000 from FY2026 Community Preservation estimated revenues to upgrade the Pleasant Street Playground.
- E. To see if the Town will vote to raise and appropriate \$700,000, or any other greater or lesser amount, to pay costs of additional library repairs, including the payment of costs incidental or related thereto, and to determine whether this amount shall be raised by borrowing or otherwise, including (i) transferring \$200,000 transferred from free cash, and (ii) authorizing the Treasurer, with the approval of the Board of Selectmen, to borrow \$500,000 under G.L. c. 44, G.L. c. 44B, or any other enabling authority, and to issue bonds or notes of the Town therefor; and further, to appropriate \$78,500 from FY2026 Community Preservation estimated revenues for the first year of bond payments; and to authorize the Board to take any other action necessary or convenient to carry out this project; or to take any other action relative thereto.
- F. To appropriate the sum of \$10,000 from FY2025 Community Preservation Fund estimated revenues for administrative and operating expenses of the Community Preservation Committee.
- G. To set aside \$3,225 from FY2026 Community Preservation Fund estimated revenues and transfer into the Community Preservation Fund Housing Reserve Account for later appropriation.
- H. To appropriate \$184,060.91 for the payment of the entirety of the bond of the \$400,000 Public Library Bonding authorized by the 2019 Annual Town Meeting (Article 16C), with the sum of \$51,945.00 from the balance of the principal from FY2026 Community Preservation estimated revenues and \$132,115.91 from the Community Preservation General Reserve.
- I. To appropriate \$26,058.13 for the payment of debt service on the \$500,000 Public Library/Town Hall Bonding authorized by the 2021 Annual Town Meeting (Article 21E), from Community Preservation General Reserve for the fourth year on the bond payments.

- J. To appropriate \$30,848.25 for the payment of debt service on the \$350,000 Library, Town Hall and Greenlawn Cemetery Entrance Archway Bonding authorized by the 2022 Annual Town Meeting (Article 22H), from Community Preservation General Reserve for the third year of the bond payments for interest and principal.
- K. To recommend the Town set aside from FY2026 Community Preservation Fund estimated revenues for later appropriation and 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.
- L. To recommend that the Town transfer a total of \$93,754.38 in unexpended funds from prior years' Community Preservation projects to the Community Preservation General Reserve.

**ARTICLE 24. (Zoning- Protected Accessory Dwelling Units)** To see if the Town will vote to adopt amendments to Section 4.13 (Table Of Use Regulations) and by inserting a new Section 15 (Nahant Protected Accessory Dwelling Units) of the Zoning By-Laws to address activities regarding protected accessory dwelling units, and amendments are available for inspection in the town clerk's office, or take any other action relative thereto.

**ARTICLE 25. (Abandon Easement)** To see if the Town will vote to authorize the Board of Selectmen, pursuant to MGL, c. 40, §§ 14 & 15, and any other applicable authority to abandon one or all of the drainage easement and/or other municipal easements on the properties known and numbered as 3, 5, 7 and 9 Christopher Drive, Nahant, Massachusetts, or take any other action relative thereto.

**ARTICLE 26. (Continue Committees)** To see if the Town will vote to continue the following standing committees to June 30, 2026: 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.

You are hereby directed to serve this Warrant by posting attested copies of the same in at least four (4) public places in Town, no less than fourteen (14) days before the day in which the meeting is to be held.

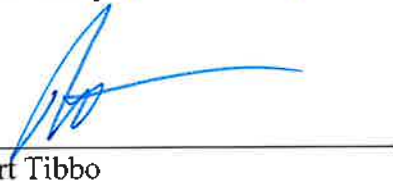
WHEREOF FAIL NOT, and make due return of the Warrant with your doings thereon, to the Town Clerk at the time and place of meetings as foresaid.

Given under our hands this 24 day of April in the year of our lord Two Thousand and Twenty-Five.

**BOARD OF SELECTMAN**

  
Joshua Antrim, Chair

  
Eugene Canty

  
Robert Tibbo

Pursuant to the foregoing notice, the subscriber, I, the Constable of Nahant, has notified the inhabitants of said Town, by posting attested copies of this notice in the Nahant Town Hall, Police Station, Fire Station and the Nahant Public Library on the 1<sup>st</sup> day of MAY 2025.

  
Robert T Scanlan,  
Nahant Constable