

Town Hall

**Town Of Nahant
Annual Town Meeting Warrant
May 16, 2026**

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 16th day of May, 2026, for to act on the Articles in this warrant at 12:30 p.m. that same day.

ARTICLE 1. (FY2026 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. (Additional Compensation for Town Clerk). To see if the Town will vote to accept the provisions of M.G.L. Chapter 41, Section 19K which thereby provide additional compensation for up to a maximum of \$1,000 to a Town Clerk who completes the necessary training and received certification as a Massachusetts Municipal Clerk, and to raise and appropriate, and/or transfer such sums of money as may be necessary to supplement the budgets, and/or take any action relative thereto.

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.

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, 2026, or take any other action relative thereto.

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.

ARTICLE 6A. (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, 2026, and further, to raise and appropriate the additional sum of or take any other action relative thereto.

ARTICLE 6B. (Omnibus - \$1 Million Override) 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 additional sums of money as may be necessary to defray Town charges for the fiscal year beginning July 1, 2026; provided, however, that the vote appropriating the additional sum shall be expressly contingent upon approval by the voters of the Town of a Proposition 2 ½ override allowing such sums to be raised outside the limits of Proposition 2 ½; or take any other action relative thereto.

ARTICLE 6C. (Omnibus - \$650,000 Override Alternative) 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 additional sums of money as may be necessary to defray Town charges for the fiscal year beginning July 1, 2026; provided, however, that the vote appropriating the additional sum shall be expressly contingent upon approval by the voters of the Town of a Proposition 2 ½ override allowing such sums to be raised outside the limits of Proposition 2 ½; 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, 2026, or take any other action relative thereto.

ARTICLE 8. (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, 2026, or take any other action relative thereto.

ARTICLE 9. (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 \$50,000 for the costs associated with the maintenance of the compost area, or take any other action relative thereto.

ARTICLE 10. (Revolving Funds) To see if the Town will vote to fix the maximum amount that may be spent during FY 2027 beginning July 1, 2026 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 11. (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 12. (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 13. (White Way Neighborhood Drainage) 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 \$300,000, or any other sum of money, to fund drainage improvements in the White Way neighborhood, including but not limited to, improvements to existing infrastructure of drainage ditches, stormwater pipes and outfalls, as well as development of infrastructure to improve drainage, or take any other action relative thereto.

ARTICLE 14. (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 15. (Public Safety Designer Services) 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 money to fund designer services for the construction of a public safety building, reconstruction of the police station and the fire station, of construction of a new police station and a new fire station, including the payment of all costs incidental or related, or take any other action relative thereto.

ARTICLE 16. (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 17. (Affordable Housing Trust) To see if the Town will vote to accept the provisions of M.G.L., Chapter 44, Section 55C, and to establish a trust to be known as the Nahant Affordable Housing Trust Fund, whose purpose shall be to provide for the creation and preservation of affordable housing in the Town of Nahant for the benefit of low and moderate income households, and in implementation thereof will vote to amend the Town's Nahant General By-Laws by adding a new article the following as - Article XXIV (Nahant Affordable Housing Trust Fund) - a copy of which is available for inspection in the town clerk's office, or to take any other action relative thereto.

ARTICLE 18. (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.

FY2027 Grant Recommendations:

- A. To appropriate the sum of \$45,000 from FY2027 Community Preservation estimated revenues to complete the installation of lighting for the Little League field at the Flash Road Recreation Area consistent with the request by the Town of Nahant, including all incidental and related costs.
- B. To appropriate the sum of \$40,000 from FY2027 Community Preservation estimated revenues for preservation of the Town Hall to fund handicap access improvements consistent with the request by the Town of Nahant, including all incidental and related costs.

- C. To appropriate the sum of \$48,950 from FY2027 Community Preservation estimated revenues to continue Bailey's Hill complex ecological restoration work, consistent with the request by the Open Space and Recreation Committee/Town of Nahant, including all incidental and related costs.
- D. To appropriate the sum of \$49,000 from FY2027 Community Preservation estimated revenues for Phase 2 of the ecological restoration of Lodge Park, consistent with the request by the Open Space and Recreation Committee/Town of Nahant, including all incidental and related costs.
- E. To see if the Town will vote to appropriate the sum of \$30,000 from Community Preservation FY2027 estimated revenues for the purpose of paying an outstanding invoice associated with the preparation of the Town of Nahant's Open Space Master Plan by the Metropolitan Area Planning Council (MAPC), consistent with the request by the Open Space and Recreation Committee/Town of Nahant, including all incidental and related costs.
- F. To see if the Town will vote to appropriate the sum of \$51,341 from FY2027 Community Preservation estimated revenues and \$23,659 from the Community Housing Reserve for the purpose of replacing asphalt shingle roofs on three residential buildings owned by the Nahant Housing Authority located on Emerald Road, consistent with the request by the Nahant Housing Authority, including all incidental and related costs.
- G. To appropriate the sum of \$10,000 from FY2027 Community Preservation Fund estimated revenues for administrative and operating expenses of the Community Preservation Committee.
- H. To appropriate \$114,675 for the payment of the entirety of the bond of the \$500,000 Public Library/Town Hall Bonding authorized by the 2021 Annual Town Meeting (Article 21E), with the sum of \$88,709 from the balance of the principal from FY2027 Community Preservation estimated revenues and \$25,966 from the Community Preservation General Reserve.
- I. To appropriate \$66,522 for the payment of debt service on the \$350,000 Public Library/Town Hall/Greenlawn Cemetery Entrance Archway Bonding authorized by the 2022 Annual Town Meeting (Article 22H), from FY2027 Community Preservation estimated revenues for the fourth year on the bond payments.
- J. To appropriate \$83,889 for the payment of debt service on the \$500,000 Public Library Bonding authorized by the 2025 Annual Town Meeting (Article 24E), from FY2027 Community Preservation estimated revenues for the second year of the bond payments for interest and principal.

- K. To recommend the Town set aside from FY2027 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.

ARTICLE 19. (Amend General By-Laws) To see if the Town will vote to amend Article II, Sections 2 and 9, of the General Bylaws with underlined text to be inserted and ~~striketrough~~ text to be deleted, as follows:

SECTION 1. The Annual Town Meeting shall be held on the ~~third~~ second Saturday in May of each year. All business, except the election of officers and the determination of such matters as by statute law are required to be elected or determined by official ballot, shall be considered at 12:30 p.m. For such consideration, a quorum of seventy-five (75) voters is required; however, a number less than the quorum may adjourn the meeting.

SECTION 2. The Annual Town Election shall be held on the last third Saturday Tuesday of ~~April~~ of May each year. The polls shall be open at 7:00 a.m. and shall remain open until 8:00 p.m.

SECTION 9. When a question is under debate, no motion shall be in order except to indefinitely postpone, to refer, to recommit, the previous question and to amend, which several motions shall have precedence in the order named. However, the Meeting may order that the vote on any motion shall be taken by a "yes" and "no" ballot furnished by the Town Clerk if, on a motion so made, there shall be twenty-five (25) or more voters in the affirmative, and a motion so to vote shall be in order at any time and shall take precedence over any motion or amendment before the house except a motion under Section 15 (formerly 15-A) of this article. A motion to refer, to recommit and the previous question shall be decided without debate. No person shall speak upon the same question more than twice or more than ~~ten (10)~~ four (4) minutes at any one time, unless permitted by the Moderator ~~if another person wishes to speak on the same question.~~

ARTICLE 20. (Amend Town Charter) To see if the Town will vote to amend Article 2, Section 2-5, of the Town Charter with underlined text to be inserted and ~~striketrough~~ text to be deleted, as follows:

SECTION 2-5: MEETING

The Town Meeting shall meet one time each calendar year and shall be held at such time as shall be fixed by by-law. Special Town Meetings may be called as prescribed in Chapter 39 of the General Laws.

A Town Meeting shall, unless a different time or method is prescribed by law, be called by posting an attested copy of the warrant calling the same in at least four public places in the Town, not less than ~~fourteen (14)~~ seven (7) days before the date fixed for the meeting.

ARTICLE 21. (Wireless Communications Zoning By-Law). To see if the Town will vote to approve modifications to the Nahant zoning by-law, Section 13: Wireless Communications Zoning By-Law incorporating current FCC rules and regulations, a new sub-Section 13.08 and other various amendments, such as:

- 1.) The application for an Eligible Facilities Request shall be made to the Administrative Approval Granting Authority, the Planning Board.
- 2.) The design of the Eligible Facilities Request shall maintain the original appearance.
- 3.) The Town Clerk shall accept application and materials/documentation.
- 4.) Eligible Facilities Requests shall demonstrate compliance with all FCC rules and regulations.
- 5.) Radio Frequency Emissions Analysis: This MPE report shall include all existing and proposed new equipment.

and additional updates concern enforcement, consultant fees, MPE reports exceeding FCC limitations, spelling corrections, and improvements to certain sentences for clarity, a copy of which can be reviewed in the Advisory and Finance Committee Report, and in the Town Clerk's Office; or take any other action related thereto.

ARTICLE 22: (Amendments to General, Police and Personnel By-Laws). To see if the Town will vote to amend the General, Police and Personnel By-Laws by replacing all references to "Board of Selectmen" or "Selectmen" with the words "Select Board", or take any other action relative thereto.

ARTICLE 23. (Citizen's Petition – Prohibition of Professional Application of a Certain Class of Rodenticides). To see if the Town of Nahant will vote to prohibit the application of first- or second-generation anticoagulant rodenticides (SGARS) or future-generation anticoagulant rodenticides by professional pest control companies on all Nahant properties.

ARTICLE 24. (Citizen's Petition – Ban SGARS in Nahant, MA). To determine whether the Town will authorize the Select Board to petition the General Court for special legislation substantially in the form below:

That notwithstanding chapter 132B of the general laws or any other general or special law to the contrary, the Town of Nahant may by ordinance prohibit the application of second-generation anticoagulant rodenticides within the Town of Nahant, including application of such pesticides by licensed commercial applicators as defined in 333 C.M.R. 10.00, except as allowed by the Board of Health to remediate a public health condition; this act shall take effect on its passage.

ARTICLE 25. (Citizen's Petition – Allow Transferrable Parking Stickers). To see if the Town of Nahant will allow resident parking stickers to be transferrable between vehicles.

ARTICLE 26. (Continue Committees) To see if the Town will vote to continue the following standing committees to June 30, 2027: Community Preservation Committee, Veterans Memorial Committee, Sailing Committee, Cemetery Advisory Committee, Harbor Advisory Committee, Town Charter and By-law Committee, Town Owned Land Study Committee, Golf Course Management Advisory Committee, and the Open Space and Recreation Plan Committee, Cultural Council, FEMA Flood Insurance Study Committee, MVP Committee, Noise Abatement Committee, Short Term Rental Committee, Public Safety Designer Selection Committee, Rights of Way 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.

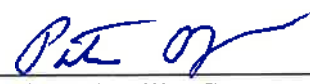
Given under our hands this 15 day of April in the year of our lord Two Thousand and Twenty-Five.

BOARD OF SELECTMAN



Robert Tibbo, Chair

Eugene Canty, Vice Chair



Patrick O'Reilly, Secretary

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 17 day of April 2025.



Robert T Scanlan,
Nahant Constable

