

TOWN OF NAHANT

ANNUAL TOWN MEETING

Held: Saturday, May 17, 2025



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OFFICE SOLUTIONS PLUS
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COMMONWEALTH OF MASSACHUSETTS

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1 The difficult way is, when I open nominations,
2 we get somebody -- we get Peggy Barile and another
3 person, then we have to hand out ballots, we have to
4 swear in tellers. You will have to fill out ballots.
5 Then the Selectmen would have to count the ballots and
6 we would go through a long process.

7 And I can tell you from the three weeks that I've
8 been studying to be Town Moderator. the Town Clerk job
9 is way more important and way more difficult than what
10 I'm doing, and I don't recommend anybody take an attempt
11 at doing it.

12 So, with that being said, do I have a nomination
13 for Margaret Barile?

14 MR. TIBBO: I nominate Margaret Barile.

15 TOWN MODERATOR: Seconded?

16 MR. O'REILLY: Seconded.

17 TOWN MODERATOR: Seconded by Mr. O'Reilly.

18 Do we have any other nominations? Seeing and
19 hearing none, I will close the nominations.

20 Let's see. Now, we need to vote on making Peggy
21 our Temporary Clerk. I don't know if we need to do that
22 by -- oh, I'm sorry. I need a written ballot.

23 So, Mr. Tibbo, do you have a written ballot?

24 Our Selectmen will cast one ballot. I'm sorry.

1 over town meeting. I've studied and prepared for
2 today's meeting over the last three weeks, and what
3 became clear to me is what we do here in Town Meeting
4 is we write the history of Nahant.

5 What is debated and decided at the Town Meeting,
6 whether good, bad, will steer our town, and I hope that
7 being part of Nahant history excites you as it does me.

8 I learned that Town Meeting requires four things,
9 the warrant which sets the date and the time and the
10 agenda, the Clerk to document the official records,
11 myself, the Moderator to run the proceedings, and a
12 quorum, which is you.

13 And while the Moderator and the Town Clerk can
14 be substituted, you can't as a quorum, so thank you
15 for being here and doing your part to make us write
16 the history of Nahant.

17 Having been a recent member of the Finance and
18 Advisory Committee, I understand the hard work that
19 goes into preparing for today. We owe a huge debt of
20 gratitude to the Finance and Advisory Committee for
21 their work and also to Diane Dunfee, Tony Barletta,
22 Alison Nieto, Christian Taylor, Scott Grieves, and Peggy
23 Barile, along with the rest of our Town Hall employees
24 that help make this Town Meeting happen.

1 Removal Committee. I'm not much of a math guy, but I
2 quickly figured out that Dave had 50 years of service
3 to Nahant, 50 years.

4 (Applause)

5 TOWN MODERATOR: And with that, I would like to
6 award Nahant's Citizen of the Year 2025 to Dave G. Conlin.

7 (Applause)

8 MR. CONLIN: I was going to tell you about all of
9 the 34 people that are on the plaque and what wonderful
10 things they have done for the Town, but I have to echo
11 exactly what Peter said, you are the key here and thank
12 you all for coming and supporting these wonderful folks,
13 and these wonderful folks and give him a break or two,
14 he's going to do great as Moderator.

15 Thank you all. I'm starting to tear up, so I'm
16 going to go sit down. Thanks.

17 (Applause)

18 TOWN MODERATOR: All right. Dave, don't sit down.

19 Dave, don't sit down. Stay up here for a second.

20 MR. BARLETTA: Our state legislatures, Representative
21 Sean Reid and Senator Crighton also put together some
22 citations as well for you that read, "To Dave Conlin.
23 In recognition over three decades of the dedicated service
24 to the Town of Nahant, serving as the Town Moderator,

1 the entire membership extends its very best wishes and
2 expresses the future good fortune and continued success
3 in all endeavors," and this is signed by the Speaker of
4 the House, Ron Mariano and State Rep Sean Reid.

5 As well, we have a citation from Senator Crighton,
6 which reads the same, and it's signed by the President
7 of the Senate Karen Spilka, as well as Senator Crighton.

8 And then lastly, the Town Hall for the Town of
9 Nahant also wanted to present you this plaque with a
10 gavel attached to it.

11 (Applause)

12 MR. CONLIN: Thank you. Thank you all.

13 TOWN MODERATOR: I've got some big shoes to fill.
14 All right. Moving along, we're going to go to the
15 Charles Kelley Award.

16

17 CHARLES KELLEY AWARD

18

19 MR. TIBBO: Good afternoon, everyone.

20 Each year, we award the Charles Kelley Scholarship
21 to a Nahant resident who has been accepted to a two-
22 or four-year accredited college. The Charles Kelley
23 Scholarship was established by the residents of the
24 Nahant and the Nahant Board of Selectmen in memory of

1 Charles Kelley, who served for 33 years as a Selectmen.

2 Charles Kelley started his political career when
3 he was elected to the School Committee in 1950 at the
4 age of 22. He was also instrumental in the planning
5 and building of the Johnson Elementary School.

6 When someone asked Mr. Kelley about his length
7 of service, he was quoted as saying, "I'm not out to
8 break records. I'm in politics because I love it and
9 I hope I'm able to do something for my town."

10 Each year, we ask applicants to answer the question,
11 "What does community service mean to you?" This year's
12 recipient has shown us that community service means to
13 him and how it was instilled in him at an early age.

14 He has been involved in a number of service
15 activities, including volunteering with the MIAA Unified
16 Athletics that helps athletes with disabilities by keeping
17 time, tracking scores, setting up facilities, and most
18 importantly, encouraging them to compete with confidence
19 and pride.

20 He has also been involved with the Strawberry
21 Festival, helping at his local church, volunteering at
22 youth football clinics, and tutoring fellow students in
23 math. With all of these programs and activities, he has
24 learned that community service isn't just about giving

1 your time, but it's about caring enough to invest in
2 others.

3 This year's recipient is a graduate of Swampscott
4 High School and will be attending St. Lawrence University
5 this fall. We are pleased to award this year's Charles
6 Kelly Scholarship to Joseph Marino.

7 (Applause)

8

9 AMERICAN LEGION AWARDS

10

11 TOWN MODERATOR: And now we'll have Dennis Treece
12 and Ana Manzano come up and do the American Legion
13 Scholarships.

14 MR. TREECE: Good afternoon. I'm Dennis Treece,
15 I'm the Commander of the American Legion Post here in
16 Nahant, and Ana Manzano is the Chairman of the Scholarship
17 Committee, and Dan McMackin is the Former Commander of
18 the American Legion Post here in Nahant, and I'm glad
19 they were able to join me today.

20 Can I ask Riley Maguire and Cameron Angersbach to
21 come forward. Are you here?

22 (Applause)

23 MR. TREECE: It gives me great pleasure to meet
24 our scholarship winners and thank them personally for

1 their essays, which asked them to answer the question,
2 "What does patriotism mean to me?"

3 Our Scholarship Committee found all the essays
4 to be very good, and it made us think that there was
5 some hope for this next generation.

6 It was difficult to find the two best essays, but
7 in reading and re-reading them, there were two that stood
8 out. If I can paraphrase, the essays written by Riley
9 Maguire and Cameron Angersbach focused on how patriotism
10 is not just something you do on holidays, but rather,
11 it's something you do every day, work hard, give back
12 to the community, lend a hand, and use your voice. Talk
13 about the difficult topics, answer the tough questions.
14 Vote. Be true to your family, community, and nation.
15 Now, that's patriotism.

16 Riley is going to Wake Forest and Cameron is going
17 to UMass Amherst, and we're happy to give them a little
18 money to help them on their way.

19 And Ana, would you please do that.

20 Congratulations Riley and Cameron, well done.

21 (Applause)

22 TOWN MODERATOR: And now, I'd like to ask Mr. Tibbo
23 our Chairman of the Board of Selectmen to come up.

24 MR. TIBBO: So, news travels really fast in Nahant.

1 I'm sure you're aware that Tony Barletta will soon
2 leave us for new challenges in the Town of Manchester
3 by the Sea. Tony said he wanted to speak to us before
4 we began our business this afternoon, but I told him
5 he had to wait for me first.

6 I was very nervous when elected last year and I
7 still am. There is a lot for a new Selectman to learn.
8 Tony immediately suggested that we meet every Wednesday
9 to review Town issues, past, present, and future.

10 I can tell you the list is overwhelming, but Tony
11 demonstrated a thorough knowledge of each and every one
12 of them. His meetings with me were nothing special for
13 him, he does the same thing with all three Selectmen.

14 So, thank you, Tony, for the many hours you have
15 patiently spent with me and the thousands of hours that
16 you have dedicated toward managing the Town of Nahant
17 since you became our Town Manager in 2018.

18 (Applause)

19 MR. BARLETTA: Thank you. Thank you. I just
20 wanted an opportunity to thank you all. You know, I'll
21 be brief because we have a lot of business to cover today.

22 But I -- you know, really it's -- what the Town of
23 Nahant has done for me is really what I look at more so
24 than the accomplishments that we've had over the last,

1 you know, six or seven years.

2 You know, Nahant is a very unique place. You know,
3 you grow up in Nahant, you move on for school, you move
4 on for family reasons, you know, you go -- you leave town
5 and you get introduced to people who are not from Nahant,
6 and within seconds, they know that you're from Nahant
7 and you are Nahant, like it's a unique place, and no
8 matter who I've met, they've always talked about like,
9 "What is this crazy town that you are from and why do
10 you love it so much? What is it like?" like, "Why is it"
11 -- you know, it defines who you are really, and so it's
12 always defined me, but now it defines me on a different
13 level.

14 You know, for it to be such a big part of my
15 professional career, for you all to have given me the
16 opportunity to trust me and help me grow as a professional,
17 it really, you know, means the world to me, it will
18 always be a part of me, and I just want to thank, you
19 know, specifically the Selectmen, past and present, you
20 know, T, Ritchie, Enzo, Mark, Josh, Rob, Gene, and Pat
21 for all of your trust, and of course, you know, to the
22 staff, there's too many to really say by name, and the
23 volunteers.

24 Everybody who is involved in this Town is extremely

1 and Maeve Nugent.

2 If you plan on leaving, please leave your clicker.
3 If you plan on leaving and coming back, go through the
4 left door at the rear of the church -- yeah, rear of
5 the hall, give your clicker to Carol Nelson, and then
6 come back in that same door.

7 The Lions Club, as they traditionally do, is selling
8 hotdogs down in the Tiffany Room, and we have new closed
9 caption, which is to help enhance Town Meeting and help
10 with ADA compliance.

11 I think we're ready to move on.

12 Mr. McMackin, the Annual Resolution.

13

14 ANNUAL RESOLUTION

15

16 MR. MCMACKIN: I move that the Town adopt the
17 following resolution.

18 Resolved, that the Town adopt the following rule
19 governing motions and amendments made during the 2025
20 Annual Town Meeting.

21 Whereas without an override, the amount to be
22 raised by taxation as recommended by the Advisory and
23 Finance Committee is expected to be \$13,205,120 for
24 Fiscal Year 2026, and whereas Proposition Two and a

1 Half makes it unlawful for the Town to levy taxes in
2 excess of \$13,205,120 for the Fiscal Year 2026 without
3 a vote to override the limit.

4 Therefore, in order to ensure compliance with
5 the levy limit imposed by Proposition Two and a Half,
6 the participants of the 2025 Annual Town Meeting shall
7 require that anyone introducing a motion at this meeting
8 which would result in increasing an appropriation above
9 the amount permissible under the levy limit imposed by
10 Proposition Two and a Half be obliged to specify the
11 alternative means of funding by giving names of other
12 articles or accounts, excluding the reserve fund,
13 employee benefits, debt service, OPEB Trust Fund,
14 and the Stabilization Fund, and the amount by which
15 the appropriated or recommended amount for such account
16 or articles must be reduced in order to fund the
17 requested increase.

18 MR. VANDERSLICE: Seconded.

19 TOWN MODERATOR: Seconded by Mr. Vanderslice.

20
21 TESTING OF CLICKERS

22
23 TOWN MODERATOR: One of the things I forgot to
24 do is to test the clickers, and as some of you may note,

1 Marblehead had a huge issue with their clickers.

2 So, Jessica, if you --

3 We're going to put up a test question, it was
4 going to be the Celtics, but unfortunately, that ended
5 last night horribly.

6 Okay. So, vote.

7 (Voting Commenced)

8 TOWN MODERATOR: 58 to 43.

9 Does anybody think that their -- that they didn't
10 see a green light on their clicker?

11 We're good?

12 MS. MANCINI: We're going to do a second one.

13 TOWN MODERATOR: Do you want to do a second one?

14 MS. MANCINI: Sure. One second.

15 TOWN MODERATOR: Yes, when the timer comes up is
16 when you want to click. One is -- is it A and --

17 MS. MANCINI: 1A, yes.

18 TOWN MODERATOR: 1A yes and 1B is no.

19 MS. MANCINI: 2B.

20 TOWN MODERATOR: 2B, I'm sorry, is no.

21 MS. MANCINI: Are we ready?

22 TOWN MODERATOR: Yes. Vote.

23 (Voting Commenced)

24 TOWN MODERATOR: 102 to 15, it is a great day for

1 Town Meeting.

2 We have a motion on the floor, so we're going to
3 move forward with that motion, and that is the Annual
4 Resolution. So, please vote.

5 (Voting Commenced)

6 TOWN MODERATOR: And we have a unanimous -- yeah,
7 not a unanimous but 97 yes, 5 no. The motion carries.
8 Ms. Beatty.

9

10 ARTICLE NUMBER 1

11

12 MS. BEATTY: Good to see so many of you here.

13 This is Article I. and I move that this article
14 be indefinitely postponed as there are currently no
15 FY 2025 transfers.

16 TOWN MODERATOR: Seconded by Ms. Warren.

17 We do need to vote, so vote.

18 (Voting Commenced)

19 TOWN MODERATOR: 97 yes, 5 no. Motion carries.

20 Ms. Beatty.

21

22 ARTICLE NUMBER 2

23

24 MS. BEATTY: So, two in a row. So, for Article II,

1 which is prior year bills, I move that this article be
2 indefinitely postponed as there are currently no prior
3 year bills.

4 TOWN MODERATOR: Seconded by Mr. Bell.

5 Let's vote.

6 (Voting Commenced)

7 TOWN MODERATOR: 107 yes, 2 no. The motion carries.

8 Ms. Drayton.

9
10 ARTICLE NUMBER 3

11
12 MS. DRAYTON: I move that Article XIII, Section
13 5, Subsection B of the by-laws is amended for the fiscal
14 year beginning July 1, 2025 by replacing the existing
15 section as shown in the Report and Recommendations of
16 the Advisory and Finance Committee on pages 38 through
17 42, with the correction of a typographical error on page
18 40, Police Sergeant EMT salary should be \$76,464.15
19 rather than \$74,464.15.

20 TOWN MODERATOR: Seconded by Mr. McMackin.

21 Let's vote.

22 (Voting Commenced)

23 TOWN MODERATOR: 100 yes, 4 no. Motion carries.

24

1 the original article is not necessary. Instead, Town
2 Meeting can indefinitely postpone action on this article
3 and approve the transfer of funding from the Water/Sewer
4 Meter Capital Account where the funding has been placed
5 after Town Meeting 2024 to the new accounts as outlined
6 in motions at this Town Meeting.

7 You will see these transfers in upcoming motions
8 for Article 7, the Water and Sewer Enterprise, Article
9 15, the Water DPW Capital, and Article 23E, Library
10 repairs.

11 The Town will move forward with funding the Water
12 Meter Installation Project through the MWRA Borrowing
13 Program, which will allow the town to complete the
14 project more quickly and comprehensively.

15 TOWN MODERATOR: Any discussion?

16 Seeing and hearing, none, let's vote.

17 (Voting Commenced)

18 TOWN MODERATOR: 115 yes, 4 no. Motion carries.

19 Mr. Bell.

20
21 ARTICLE NUMBER 6

22
23 MR. BELL: For Article 6, I move that the Town
24 transfer the sum \$785,815 from free cash, \$50,000 from

1 the overlay surplus, and raise and appropriate \$14,894,582
2 as may be necessary to defray Town charges for the fiscal
3 year beginning July 1, 2025, for a total of \$15,730,397,
4 as written in the Omnibus Budget on pages 28 to 33,
5 except for the total intra governmental on page 33.

6 TOWN MODERATOR: Seconded by Ms. Drayton.

7 MR. BELL: So, we're going to do something a little
8 different this year. At previous Town Meetings, a member
9 of the Advisory and Finance Committee had to read each
10 budget line and the recommended amount by department.
11 This year, we're going to simplify the motion by reading
12 the broader category names and subtotals as listed on
13 page 28 to 33 of the Advisory and Finance Committee Book.

14 After reading each category and amount, please
15 state, "Pass," if you would like further discussion on
16 an item within that category. Then after all the
17 categories and recommended budget amounts are read, we
18 can return to the pass items for further discussion.

19 TOWN MODERATOR: Does everybody understand that?
20 It's a change this year. It's hopefully going to save
21 us some time.

22 MR. BELL: Okay. So, the first category, Total
23 General Government, lines 1 through 31, \$1,572,991.

24 Anyone want to pass?

1 There is a pass.

2 TOWN MODERATOR: We have a pass?

3 MR. BELL: Next category, Total Public Safety,
4 lines 32 to 64, \$3,663,034.

5 TOWN MODERATOR: We have a pass.

6 MR. BELL: Next, Total Education System, lines 63
7 to 73, \$5,150,242.

8 TOWN MODERATOR: Do we have any passes?

9 MR. BELL: No, I hear no passes.

10 Next, Total Public Works, lines 74 to 89, \$621,996.

11 TOWN MODERATOR: Any passes?

12 None.

13 MR. BELL: Next, Total Cultural Recreation, lines
14 90 to 107, \$453,151.

15 Next, Total Debt Service, lines 108 to 110,
16 \$1,139,750.

17 TOWN MODERATOR: We have a pass.

18 MR. BELL: We have a pass.

19 Next, Total Other Expenses, line 115 to 122,
20 \$3,929,233. Okay. I'll try that again. Total Other
21 Expenses, lines 115 to 122, \$2,929,233.

22 And then finally, Total Reserve Funds, lines 123
23 to 124, \$200,000. So, --

24 TOWN MODERATOR: We have a -- it looks like we

1 have a pass under lines 1 through 31, Total General
2 Government.

3 Who passed?

4 MR. BELL: Was there a pass on the first category?

5 TOWN MODERATOR: The first category.

6 MR. BELL: So, what was it?

7 TOWN MODERATOR: What was -- whoever had the pass
8 please come up to the microphone and ask their question.

9 No pass?

10 FEMALE SPEAKER: (Inaudible, low audio)

11 TOWN MODERATOR: Right, that's the first pass, but
12 no one's speaking on the first pass?

13 MR. BELL: No one's claiming the pass.

14 TOWN MODERATOR: Okay.

15 MR. BELL: So, then the second category, Public
16 Safety, was there a pass, I believe there was?

17 TOWN MODERATOR: Public Safety.

18 MR. MCMACKIN: Yeah, I have no issue with the
19 appropriation, but I feel that this is a very good time
20 for a tip of the hat and a thank you from the Town for
21 the outstanding service we've had from Chief Antrim.

22 Chief Antrim must be clairvoyant or just has great
23 judgement, because he took the initiative for us to
24 purchase a fire truck two years ago. Since then. there

1 has been charges of anti-trust, price fixing, and all
2 kinds of shenanigans in the fire truck industry, and
3 we got in just in time. We saved about 50 percent and
4 at least a year and a half of lead time to get our fire
5 truck. So, Chief Antrim is really doing a hell of a
6 job and I want to say thanks.

7 (Applause)

8 TOWN MODERATOR: Thank you.

9 And we had a third pass under the Debt Service,
10 lines 108 to 110. Mr. Carangelo.

11 When you come up to the microphone, please state
12 your name and your address.

13 MR. CARANGELO: Hello. Ken Carangelo, 81 Willow
14 Road. This is in regard to Line Item 109, the Military
15 Housing Debt Service. Does this amount, this \$751,750,
16 is this the last -- does this fully pay off the loan?

17 MS. NIETO: Correct. Alison Nieto, I'm the Town
18 Finance Director. So, it does.

19 If you remember, there is an original \$1.8 million
20 that was borrowed to purchase the property, that has been
21 fully paid off. The Town then borrowed \$1.3 million for
22 the demolition of the existed structures, half of that
23 has been paid off. The \$724,000 that's left is of that
24 borrowing, and it will be paid off in FY '26.

1 MR. CARANGELO: So, I'm sorry, is that a different
2 number than the --

3 MS. NIETO: I'm sorry. Is it \$700 --

4 MR. CARANGELO: And 51.

5 MS. NIETO: -- \$51,000, sorry.

6 MR. CARANGELO: Okay. No, no. I just wanted to --
7 so, that means that's it?

8 MS. NIETO: That's it for the borrow --

9 MR. CARANGELO: This goes to zero for next year
10 and on?

11 MS. NIETO: Exactly.

12 MR. CARANGELO: Okay. Thank you.

13 (Applause)

14 TOWN MODERATOR: Any further discussion?

15 Seeing and hearing none, let's vote.

16 (Voting Commenced)

17 TOWN MODERATOR: 112 yes, 3 no. The motion passes.

18 Mr. Vanderslice.

19

20 ARTICLE NUMBER 7

21

22 MR. VANDERSLICE: So, Article 7. I move that the
23 following sums be appropriated for the operation of the
24 Water and Sewer Enterprise Fund for the Fiscal Year

1 beginning July 1st, 2025. Salaries, \$459,351; expenses,
2 \$1,294,486; Capital outlay, \$86,000; Debt, \$1,516,375;
3 Emergency reserve uncollectible, \$40,350, for a total
4 of \$3,396,562.

5 And that \$2,094,316 is to be funded from the Water
6 and Sewer Department Receipts for said purposes, \$16,000
7 is to be appropriated from the Water and Sewer retained
8 earnings, \$70,000 be transferred from the Water Sewer
9 Main Capital Account, and \$1,486,375 in Water and Sewer
10 debt costs is to be raised through property taxes, less
11 \$270,129 in indirect costs funded from the Water and
12 Sewer Department receipts to be transferred from the
13 general fund.

14 TOWN MODERATOR: Seconded by Mr. McMackin.

15 MR. VANDERSLICE: And a side note, it seems like
16 ages ago now, but Article 5, where we had definitely
17 postponed and said money would reappear later, this
18 \$70,000 that was released under -- or not -- well,
19 "released," \$70,000 of it appears here.

20 TOWN MODERATOR: Any discussion?

21 Seeing and hearing none, let's vote.

22 (Voting Commenced)

23 TOWN MODERATOR: 115 yes, 8 no. Motion carries.

24 Mr. Vanderslice.

1 MR. BARLETTA: A hundred percent --

2 MR. BARANEK-OLMSTEAD: Okay.

3 MR. BARLETTA: -- will be the answer.

4 So, this fund -- this helps us fund basically
5 transferring the yard waste material that we collect
6 down in the compost facility. It also helps us transfer
7 some of the Legacy material that's been there for awhile.
8 So, it allows us to do our annual operation and kind
9 of chip away at some of that other material that's been
10 there.

11 MR. BARANEK-OLMSTEAD: All right. I guess, a
12 follow-up question is, I guess, is there any actions
13 or recommendations on how we could better manage it
14 or, I don't know, segregate the material that we're
15 getting to try to lower the -- you know, our annual
16 costs associated with getting -- disposing of it?

17 MR. MCMACKIN: Well, it's the compost initiative,
18 which as you are aware is somewhat new and really
19 developing well. It sounds almost like your question
20 is related to the mixed municipal solid waste recycling
21 efforts, which has been ongoing.

22 MR. BARANEK-OLMSTEAD: No, no. I'm strictly talking
23 about how like we're spending \$33,000 a year, so is there
24 actions we could take that are going to lower the annual

1 cost, you know, if it's something -- I don't know like
2 you're working in mulching or --

3 MR. BARLETTA: There's -- so, the Town did study
4 at one point actually using the compost facility as a
5 compost facility and what it would take to manage that
6 and turn it into valuable material that could potentially
7 generate revenue for the Town was explored, however,
8 there's a cost to the Town for actually taking on that
9 project that we, you know, simply can't afford currently.

10 So, now what we do is, it's more of a transfer
11 station, and our goal is to -- the real goal is to
12 eliminate all that Legacy material that's there and
13 really have it as just an annual operation moving, you
14 know, yard waste that comes in on an annual basis out.
15 Really, the more we fund the faster we can accomplish
16 that goal, but we're trying to live within, you know,
17 the financial constraints of the Town right now.

18 MR. BARANEK-OLMSTEAD: Okay. All right. Thank
19 you. I urge the citizens to support this measure so
20 we can continue to get rid of Legacy material.

21 TOWN MODERATOR: Any further discussion?

22 Let's vote.

23 (Voting Commenced)

24 TOWN MODERATOR: 120 to 1. The motion passes.

1 Article 11, Ms. Drayton.

2
3 ARTICLE NUMBER 11

4
5 MS. DRAYTON: I move that the Town accept
6 Massachusetts General Law, Chapter 44, Section 53D,
7 thereby re-authorizing Parks and Recreation revolving
8 accounts for general recreation, basketball, sailing,
9 tennis, Fourth of July, Tot Lots, playground equipment,
10 and the Youth Commission.

11 TOWN MODERATOR: Seconded by Mr. McMackin.

12 Any discussion?

13 Seeing and hearing none, let's vote.

14 (Voting Commenced)

15 TOWN MODERATOR: 121 to 1. The motion passes.

16 Article 12, Ms. Drayton.

17
18 ARTICLE NUMBER 12

19
20 MS. DRAYTON: I move that the Town fix the maximum
21 amount that may be spent during Fiscal Year 2026 for
22 the revolving funds established in the Town By-Laws for
23 certain departments, boards, committees, agencies, or
24 officers in accordance with Massachusetts General Law,

1 Chapter 44, Subsection 53E 1/2, Council on Aging for
2 20,000; Cemetery for \$20,000; Board of Appeals for
3 \$10,000, and Conservation Commission for \$20,000.

4 TOWN MODERATOR: Seconded by Mr. Vanderslice.

5 No discussion?

6 Let's vote.

7 (Voting Commenced)

8 TOWN MODERATOR: 118 to 5. The motion passes.

9 Article 13, Mr. Vanderslice.

10
11 ARTICLE NUMBER 13

12
13 MR. VANDERSLICE: Article 13. I move that the sum
14 of \$25,000 be appropriated to the other Post-Employment
15 Benefits Liability Trust Fund, and that this appropriation
16 is funded from free cash.

17 TOWN MODERATOR: Seconded by Ms. Warren.

18 Any discussion?

19 Seeing and hearing none, let's vote.

20 (Voting Commenced)

21 TOWN MODERATOR: 118 yes, 3 no. Motion carries.

22 Article 14, Mr. Vanderslice. This is a two-thirds vote.

23 MR. VANDERSLICE: These clickers are so efficient,
24 it's difficult to use them. It's difficult to decide

1 whether to sit down back down again or not.

2

3

ARTICLE NUMBER 14

4

5 MR. VANDERSLICE: Article 14. I move that the
6 sum of \$200,000 be appropriated for paving throughout
7 the town, including the payment of all incidental and
8 related costs, and that to meet this appropriation,
9 the Town Treasurer, with the approval of the Board of
10 Selectmen, is authorized to borrow the sum of \$200,000
11 under Mass General Laws, Chapter 44, Section 7, and
12 Section 8, or any other enabling authority and to issue
13 bonds or notes of the Town therefore.

14

TOWN MODERATOR: Seconded by Ms. Beatty.

15

Any discussion?

16

Seeing and hearing none, let's vote.

17

(Voting Commenced)

18

TOWN MODERATOR: 112 yes, 9 no. I'm not good at
19 math, as I said, but motion carries.

20

Article 15, Mr. Bell.

21

22

ARTICLE NUMBER 15

23

24

MR. BELL: I move that \$100,000 be appropriated

1 for a water/sewer DPW truck, including the payment of
2 all costs incidental or related thereto, and to fund
3 said appropriation transfer \$100,000 from the Water/Sewer
4 Meter Capital Account.

5 TOWN MODERATOR: Seconded by Ms. Drayton.

6 Any discussion?

7 Seeing and hearing none, let's vote.

8 (Voting Commenced)

9 TOWN MODERATOR: 115 yes, 9 no. Motion carries.

10 Article 16, Mr. Bell.

11
12 ARTICLE NUMBER 16
13

14 MR. BELL: I move that the sum of \$500,000 be
15 appropriated to pay costs of studying, maintaining,
16 repairing and/or replacing water distribution lines and
17 pertinent structures, including the payment of all costs
18 incidental and related thereto, and that to meet this
19 appropriation, the Town Treasurer, with the approval
20 of the Board of Selectmen, is authorized to borrow said
21 amount through the Massachusetts Water Resource Authority,
22 MWRA, or any other source under and pursuant to Mass
23 General Law, Chapter 44, Section 85, or pursuant to any
24 other enabling authority, and to issue bonds or notes

1 of the Town therefore, and that in connection with any
2 borrowing through the MWRA, the Town is authorized to
3 enter into a loan agreement and/or security agreement
4 with the MWRA relative to such borrowing.

5 TOWN MODERATOR: Seconded by Mr. McMackin.

6 Any discussion?

7 This is also a two-thirds vote.

8 Seeing and hearing none, let's vote.

9 (Voting Commenced)

10 TOWN MODERATOR: 115 yes to 8 no's. Motion passes.

11 Article 17, Ms. Warren.

12
13 ARTICLE NUMBER 17

14
15 MS. WARREN: Chapter 90, highway. I move that the
16 Town appropriate from available funds received from the
17 Commonwealth of Massachusetts in Fiscal Year 2026 in
18 order to accomplish certain highway construction and
19 maintenance under the provision of the General Law,
20 Chapter 90, or other state transportation program.

21 TOWN MODERATOR: Seconded by Mr. Bell.

22 Any discussion?

23 Seeing and hearing none, let's vote.

24 (Voting Commenced)

1 TOWN MODERATOR: 117 yes, 6 no. Motion carries.

2

3

ARTICLE NUMBER 18

4

5 MS. WARREN: Article 18, Charter Amendment, Select
6 Board. I move that the Town vote to amend the Town
7 Charter by replacing all references to Board of
8 Selectmen or Selectmen with the words, "Select Board."

9

TOWN MODERATOR: Seconded by Mr. Vanderslice.

10

MS. WARREN: Please note that an amendment to
11 the Town Charter requires a two-thirds affirmative vote
12 at Town Meeting, as well as a vote at the subsequent
13 Town Election.

14

TOWN MODERATOR: Mr. Tibbo?

15

MR. TIBBO: This one doesn't cost anything.

16

(Laughter)

17

MR. TIBBO: The Massachusetts Select Board Handbook
18 says the position of Selectmen was first used in the
19 1600s in Dorchester. As of 2020, 180 Massachusetts
20 municipalities have changed this to Select Board to
21 reflect the longstanding participation of both men and
22 women on local government boards.

23

I ask you, "Is it time for Nahant to make this

24

change?" I say, "Yes."

1 (Applause)

2 TOWN MODERATOR: Any other discussion?

3 Seeing and hearing none, let's vote.

4 This is a two-thirds, and you will also see this
5 on your ballot in the next election.

6 (Voting Commenced)

7 TOWN MODERATOR: 116 yes, 10 no. Motion passes.

8 (Applause)

9 TOWN MODERATOR: Article 19, Ms. Beatty.

10

11 ARTICLE NUMBER 19

12

13 MS. BEATTY: This is the Coast Guard housing lot
14 sales. I move the Town vote to amend the vote taken
15 under Article 20 of the 2021 Annual Town Meeting to now
16 authorize the Board of Selectmen to sell the remaining
17 unsold Coast Guard housing lots, free of limitations
18 on the number of offerings provided, however, that the
19 remaining lots are sold by July 1, 2029 subject to the
20 other restrictions set forth in said 2021 vote.

21 TOWN MODERATOR: Seconded by Ms. Drayton.

22 Discussion?

23 MR. CARANGELO: Ken Carangelo, 81 Willow Road.

24 Obviously, once we got into a groove of getting

1 these sold, they went in a matter of months, which is
2 awesome, we're down to two left. Why -- what's the
3 rationale for having four years to sell the additional
4 two?

5 MR. BARLETTA: Thank you, Ken.

6 So, as stated, the original article moved that
7 these properties be sold in two years and two offerings.
8 So, the first offering started September of 2024, so
9 that timeline as it stands today is September of 2026.

10 We've already completed two -- we've already put
11 properties out twice, so we've already maxed out our
12 number of offerings authorized by that article, and we
13 prefer not to have to ask for additional offerings in
14 the future.

15 We were going to just add two more years to 2026,
16 but felt it was in the -- hopefully, in the very unlikely
17 chance that we don't have those two lots sold by 2028,
18 we moved it to July of 2029 to get it on the other side
19 of that spring Town Meeting, so if we needed to ask for
20 more time, we could just ask you again in the spring of
21 2029, but hopefully we won't need that.

22 We still have a -- we still have a process to go
23 through with one of the properties and then there's going
24 to be demolition and preparation to put it up for sale,

1 and of course, there's always the unknown of the economy
2 and the housing market. So, we just wanted to be --
3 wanted to give ourselves enough time to keep moving
4 forward, but the intent here is to put them up for sale
5 as soon as possible and get this project completed.

6 MR. CARANGELO: Thank you, Tony. Would it not
7 be possible, say we change the date to 2027 in this
8 motion, is there any reason to not -- are you not able
9 to -- are not able to come back at that point and just
10 ask for two more years?

11 MR. BARLETTA: You could. You could. We wanted
12 just to -- instead of having to bring it up again, you
13 know, give the Town plenty of time to get this done.

14 So, far -- just as a recap from your question
15 earlier, we've put 11 lots up for sale to this point,
16 10 of them have sold. We've brought in a little bit
17 over \$5.1 million. As mentioned by Alison earlier, the
18 original loan is paid off and the second loan will be
19 paid off in July of this year.

20 Once you have all of those funds committed to
21 paying off the debt, which is a total of \$3.166 million,
22 the Town will be -- have about \$1.9 million left over
23 in revenue to the Town.

24 So, we still have, you know, two more properties

1 to sell and hopefully if they sell around the same
2 market value, we could be looking at somewhere between
3 2 and a half to \$3 million in revenue to the Town.

4 So, with this motion, we're just looking to, you
5 know, continue that effort. We want to get them sold
6 as fast as possible, but again, I just wanted to be
7 cautious about the time limit.

8 We went back and forth a little bit about, you
9 know, "How far out should we go, we don't want to go
10 too far out and take the foot off the gas, so to speak,
11 that's not our intent. So, instead of just asking for
12 an extra two years, we gave it a couple extra months
13 to get it on the other side of the spring Town Meeting
14 in 2029.

15 MR. CARANGELO: Understood. I agree with your
16 comment in terms of not taking your foot off the gas.
17 We're also at the end of what's been a multi-decade
18 process, you know, trying to dispose of these, so I
19 would -- I would make a motion to amend this article
20 to have the date be July 1st, 2027 instead of 2029, and
21 to the point, if they're not sold by 2027, we can always
22 ask for more time, but it just seems like four years is
23 an awfully long time to leave this open ended.

24 TOWN MODERATOR: So, we have an amendment --

1 MS. BARILE: So, Mr. Colangelo, so you wish to
2 amend the motion?

3 MR. CARANGELO: I would like to.

4 TOWN MODERATOR: We need it in writing, yeah.

5 Do we have a second on the amendment? There is
6 a second, yes.

7 (Pause)

8 TOWN MODERATOR: So, we did have a second in the
9 back.

10 So, Mr. Carangelo has made a motion and it was
11 second to amend, it's to change the date from July 1st,
12 2029 to July 1st of 2027.

13 I'm going to read the motion as changed so that
14 everybody hears it. "I move that the Town vote to amend
15 the vote taken under Article 20 of the 2021 Annual Town
16 Meeting and to now authorize the Board of Selectmen to
17 sell the remaining unsold Coast Guard housing lots free
18 of limitations on the number of offerings provided,
19 however, that the remaining lots are sold by July 1st,
20 2027, subject to other restrictions set forth in said
21 2021 vote."

22 And we have a second.

23 Any further -- any discussion on the amendment?

24 Okay. Let's vote. Yeah, second.

1 FEMALE SPEAKER: We're just approving the change?

2 TOWN MODERATOR: We're approving the change; correct.

3 (Voting Commenced)

4 TOWN MODERATOR: So, we have 47 yes and 73 no.

5 So, the motion fails.

6 So, we're going to go back to the original motion

7 with the original date of July 1st, 2029.

8 Any discussion?

9 Seeing and hearing none, let's vote.

10 (Voting Commenced)

11 TOWN MODERATOR: 105 yes to 16 no. That motion

12 passes.

13 Article 20, Ms. Beatty.

14

15 ARTICLE NUMBER 20

16

17 MS. BEATTY: This is climate change preparedness.

18 So, I move that the Town appropriate the sum of \$805,000

19 to fund costs and fees, i.e., professional services,

20 associated with pursuing grants, loans, and similar

21 funding sources for climate change preparedness projects

22 on coastal town properties and/or to serve as required

23 local share for a possible grant award related to climate

24 change preparedness, including the payment of costs

1 incidental or related thereto, that to meet this
2 appropriation the Treasurer, with the approval of the
3 Board of Selectmen, is authorized to borrow said sum
4 under Massachusetts General Law, Chapter 44, Section 77
5 or any other enabling authority, that the Board of
6 Selectmen is authorized to contract for and expend any
7 federal or state aid available for the project, and that
8 the Board of Selectmen is authorized to take any other
9 action necessary to carry out this project.

10 TOWN MODERATOR: Seconded by Ms. Warren.

11 Discussion?

12 MR. BARANEK-OLMSTEAD: Brendan Baranek-Olmstead,
13 2 Summer Street.

14 TOWN MODERATOR: Can we allow our Town Administrator
15 -- you want to -- okay, go ahead.

16 MR. BARANEK-OLMSTEAD: I guess just a general
17 question. Assuming this money is to match with the FEMA
18 money that the Town was awarded for the Short Beach work?
19 I guess that's my first question, and the other question
20 was about Short Beach itself, the work that had been
21 scope, would this be addressing the access point being
22 the low point allowing the storm water surge to be
23 flooding through?

24 MR. BARLETTA: Yes, thank you, Brendan for asking

1 that question.

2 The Town Meeting approved borrowing authorization
3 for \$500,000 for this project a couple of years ago.
4 We came to you and asked for that authorization because
5 including that authorization in our grant application
6 to FEMA made our grant application more competitive.
7 We have not borrowed those funds yet, but we already
8 have the authorization for that.

9 Then based on the total cost of the project and
10 a 73 percent match from FEMA, we have another 805 --
11 \$805,000 to cover our costs of the match. So, with this
12 approval, we'll have our total authorization needed.
13 It's a 73 percent match, so our total is \$1.3 million
14 and the total cost of the project is about \$4.8, so
15 we're getting about \$3.5 million from the federal
16 government for the project.

17 And yes, this project is to raise the height of the
18 dune and to improve the access points to help prevent
19 flooding in the future.

20 MR. BARANEK-OLMSTEAD: Okay. I urge residents to
21 support this measure. It's one of many we need to take
22 at Short Beach and Castle Road, Wilmahan area. I do
23 encourage in the future we consider fully funding a grant
24 writer so we can better seek funds to support our needs.

1 Thank you.

2 TOWN MODERATOR: Any further discussion?

3 This is a two-thirds vote.

4 So, seeing and hearing none, let's vote.

5 (Voting Commenced)

6 TOWN MODERATOR: 124 yes to 5 no. The motion
7 carries.

8 (Applause)

9 TOWN MODERATOR: Ms. Beatty, Article 21.

10

11

ARTICLE NUMBER 21

12

13 MS. BEATTY: This is an article for Disabled
14 Veterans Exemption, a cost of living adjustment and
15 -- well, I'm not supposed to, but anyway, disabled
16 Veterans is close to my heart.

17 I move that the Town vote to accept General Laws,
18 Chapter 59, Section 5, Clause 221, which authorizes an
19 annual increase in the amount of the exemption granted
20 under General Laws, Chapter 59, Section 5, Clause 22,
21 Clause 22A, Clause 22B, Clause 22C, Clause 22E, and Clause
22 22F, by the percentage increase in the U.S. Department
23 of Labor, Bureau of Labor Statistics Consumer Price
24 Index, CPI, for the previous year as determined by the

1 Commission of Revenue for the -- to be affective for
2 applicable exemptions granted for any fiscal year
3 beginning on or after July 1st, 2015.

4 TOWN MODERATOR: Seconded by Mr. Bell.

5 Any discussion?

6 Seeing and hearing none, let's vote.

7 Oh, I'm sorry.

8 MR. BARLETTA: Just a correction on the motion.

9 The first legal reference was stated as Chapter 59,
10 Section 5, Clause 221 and it's Chapter 59, Section 5,
11 Clause 22I.

12 MS. BEATTY: I, sorry, yeah.

13 TOWN MODERATOR: Any discussion?

14 Seeing and hearing none, let's vote.

15 In case I didn't say second, it was seconded by
16 Mr. Bell.

17 (Voting Commenced)

18 TOWN MODERATOR: 120 yes, 4 no.

19 Article 22, Ms. Beatty.

20
21 ARTICLE NUMBER 22

22
23 MS. BEATTY: And this is another Disabled Veterans
24 Exemption, and this is a disabled Veterans exemption

1 related to the Hero Act.

2 I move that the Town vote to accept General Laws,
3 Chapter 59, Section 5, Clause 22J, which authorizes an
4 increase in the amount of the exemption granted under
5 General Laws, Chapter 59, Section 5, Clause 22, Clause
6 22A, Clause 22B, Clause 22C, Clause 22E, and Clause
7 22F, by 100 percent of the personal exemption amount,
8 subject to the conditions in Clause 22J, to be affective
9 for applicable exemptions granted for any fiscal year
10 beginning on or after July 1st, 2025.

11 TOWN MODERATOR: Seconded by Mr. Vanderslice.

12 Any discussion?

13 Seeing and hearing none, let's vote.

14 (Voting Commenced)

15 TOWN MODERATOR: 123 yes, 7 no. Motion carries.

16 Article 23 is Community Preservation, and we're
17 going to have Lynne Spencer, the Chair of the Community
18 Preservation Committee, come forward and give us an
19 overview of the committee's process and it's FY 2026
20 grant recommendations. Lynne.

21

22 ARTICLE NUMBER 23

23

24 MS. SPENCER: Thank you, Mr. Moderator and I'm

1 very glad to be here today.

2 We have some work to do. There's a number of
3 Community Preservation Articles in front of us, but
4 I'd like to give you a little bit of an overview and
5 also make some important acknowledgments.

6 Yes, I am privileged to chair this committee,
7 but I am supported in so many ways by an outstanding
8 Committee consisting of Austin Antrim, Nancy Cantelmo,
9 Ellen Goldberg, Paul Spirn and Dave Wilson. In addition,
10 we have great support from Alison Nieto on the finance
11 side of things, Kristin Taylor, and of course, Tony
12 Barletta, Tony. We are also joined regularly in our
13 meetings by our FinCom Liaisons, Barbara Beatty and
14 Deborah Warren.

15 So, a little bit of history on Community Preservation
16 and what it has meant for the Town of Nahant and what it
17 can do for the future.

18 In 2004, the Town Meeting in its wisdom voted a
19 3 percent surcharge which is part of the Community
20 Preservation Act that had been passed by the legislature
21 about three years before. That meant that there's a
22 3 percent surcharge on real estate tax, and then in the
23 very early years, it was matched in full, 100 percent,
24 by the State match. The State matches are generated

1 by the fees generated by registering loans, deeds, and
2 so on in the Registry of Deeds, and for many years, the
3 legislature was also putting in a little bit more money.

4 On average, our State match, while it has been
5 dropping a little bit, but on average, our State match
6 has been 69 percent. Why has it dropped? Because so
7 many towns and cities have joined Community Preservation.

8 So, real estate needs to actually be active and
9 we've heard a little bit about how the Town is contributing
10 to that this year with the sale of the Coast Guard housing
11 lots, but we still maintain a very helpful match from
12 the State, and we do so with a lot of optimism.

13 Since 2005, the first year of Community Preservation
14 in Nahant, over \$14 million has been spent in three
15 categories of activity funded by this grant program,
16 the Historic Preservation, Open Space and Recreation,
17 and Community Housing.

18 The Town's contribution through its real estate
19 surcharge has been \$4.8 million, the match has been \$4.7
20 million, and in addition, \$5 million has been invested
21 through other grant programs and matches. So, this has
22 been a very healthy investment for the Town and the care
23 of its resources.

24 Of that \$14 million, 46 percent has been has been

1 spent on Town owned buildings. In fact, one of the
2 benefits of what you are experiencing is the acoustics
3 in this hall today, because that had funding from
4 Community Preservation.

5 In addition, 30 percent has been spent on open
6 space, the Town Wharf has been a big beneficiary, 40
7 Steps and so on, 13 percent on recreation. If you play
8 tennis or pickle ball, you're enjoying what Community
9 Preservation has done for the Town, and 10 percent on
10 housing.

11 Only 1 percent of that \$14 million has been spent
12 on privately owned eligible projects, so it's been a
13 huge benefit to the Town of Nahant and its obligations
14 and assets.

15 So, with that, I will then turn us back to our
16 Moderator and the FinCom for the articles that you have
17 in front of you. I will be a resource, as well as my
18 Committee, as well.

19 Thank you very much.

20 (Applause)

21 TOWN MODERATOR: Thank you, Ms. Spencer and thank
22 you to your Committee.

23 Mr. Vanderslice, Article 23A.

24

ARTICLE NUMBER 23A

1
2
3 MR. VANDERSLICE: Article 23A. I move that the
4 sum of \$150,000 is hereby appropriated from Fiscal Year
5 2026 Community Preservation Fund estimated revenues to
6 replace the Cedar shingle roof on the Nahant Life Saving
7 Station.

8 TOWN MODERATOR: Seconded by Ms. Drayton.

9 Any discussion?

10 Seeing and hearing none, let's vote.

11 (Voting Commenced)

12 TOWN MODERATOR: 97 yes, 12 no. Motion passes.

13 23B, Mr. Vanderslice.

14
15 ARTICLE NUMBER 23B

16
17 MR. VANDERSLICE: 23B. I move that the sum of
18 \$40,000 is hereby appropriated from Fiscal Year 2026
19 Community Preservation Fund estimate revenues to replace
20 the four asphalt shingle roofs at 39 through 41 Spring
21 Road, 43 through 45 Spring Road, 47 through 49 Spring
22 Road, and 51 through 53 Spring Road.

23 TOWN MODERATOR: Seconded by Mr. McMackin.

24 Any discussion?

1 Seeing and hearing none, let's vote.

2 (Voting Commenced)

3 TOWN MODERATOR: 121 yes, 9 no.

4 Article 23C, Ms. Beatty.

5

6 ARTICLE NUMBER 23C

7

8 MS. BEATTY: So, this is about the Bailey's Hill
9 Ecological Restoration Project. I move that the sum
10 of \$39,345 is hereby appropriated from Fiscal Year 2026
11 Community Preservation Fund estimated revenues to continue
12 the Bailey's Hill Complex Ecological restoration work.

13 TOWN MODERATOR: Seconded by Ms. Warren.

14 Any discussion?

15 MS. BEATTY: Yes, I have --

16 TOWN MODERATOR: We have somebody coming up.

17 Go ahead.

18 MS. BEATTY: And I'll just say it very quickly,
19 I encourage you to go over to Bailey's Hill, if you
20 haven't -- yes, Bea and I have walked it, and it's
21 really -- it's become a very wonderful part of our Town,
22 and so I really strongly encourage you to go over there
23 and to enjoy it. Thank you.

24 MS. ALDRIDGE: My name is Trish Aldridge, and I am

1 currently the Chair of the Open Space Committee.

2 The write-up in the book is very good, but just
3 to highlight a few things. This article is to continue
4 the work that we began in the current year, and it's
5 basically to continue the transformation of Bailey's
6 Hill, removing invasive plants and installing native
7 plants, both perennials and shrubs.

8 We are proposing that 200 native perennials and 50
9 native trees will be planted by an ecological management
10 firm that has already done work at that site and is quite
11 familiar with it and are a pleasure to work with.

12 Also, this has been a great cooperative project
13 between the DPW and the fire department and CPC, and we
14 really are very grateful to have the support of them as
15 well as the FinCom and the votes at Town Meeting.

16 So, I urge you to support this important Article.

17 TOWN MODERATOR: Any further discussion?

18 Seeing and hearing none, let's vote.

19 (Voting Commenced)

20 TOWN MODERATOR: 128 yes, 7 no. Motion carries.

21

22 ARTICLE NUMBER 23D

23

24 MS. BEATTY: Now, we can do the fun ones.

ARTICLE NUMBER 23E

1
2
3 MS. DRAYTON: Library repairs, this is a two-third
4 vote.

5 So, I move that the Town appropriate the sum of
6 \$700,000 to pay the cost of additional library repairs,
7 including the payment cost of incidental or related
8 thereto, that to meet the appropriation, \$200,000 is
9 transferred from the Water/Sewer Meter Capital Account,
10 and the Treasurer, with the approval of the Board of
11 Selectmen, is authorized to borrow \$500,000 under
12 Massachusetts General Law, Chapter 14, Massachusetts
13 General Law, Chapter -- I'm sorry, Chapter 44, not 14,
14 and Massachusetts General Law, Chapter 44B, or any other
15 enabling authority, and to issue bonds or notes of the
16 Town therefore, and that the Board of Selectmen is
17 authorized to take any other action necessary or
18 convenient to carry out this project.

19 And further, that \$78,500 is appropriated from
20 Fiscal Year 2026 Community Preservation estimated revenues
21 to pay debt service on the first year of borrowing.

22 TOWN MODERATOR: Seconded by Mr. Bell.

23 I identified this as 23F, it's 23E and we need a
24 two-thirds vote.

1 MS. SPENCER: I do have a note here, Mr. Moderator --

2 TOWN MODERATOR: Yeah, go ahead.

3 MS. SPENCER: -- about the library trustees.

4 TOWN MODERATOR: Yes.

5 MS. SPENCER: Not that I could stand in for the
6 library trustees, but I have agreed to actually do my
7 best. Can you hear me? All right.

8 So, as you might recall or may want to indulge
9 in, if you look at this record of Community Preservation
10 funding, you'll see that over the years, various grants
11 have been given to the library for -- to address critical
12 repairs, including the cost of a master plan to assess
13 the condition of the building and also to recommend
14 changes and improvements to approve its ability to
15 serve the community of Nahant.

16 The library is one of the crown jewels of this
17 Town, built in 1895, it was -- it was in fact, you know,
18 the scion if you will of the original library. We, the
19 smallest community in the Commonwealth, were the third
20 to have a public library created in 1819. Think about
21 that, the third in this entire Commonwealth.

22 The library building that we have today is the
23 scion, it's the decedent of that original small library,
24 it's a beautiful building, and in know many of you have

1 attended programs, taken out books, had children's
2 programs in this beautiful building, but like any
3 building, including our Town Hall, time takes a toll.

4 So, slate roofs, historic masonry, leaded glass
5 windows have all required care and maintenance. What
6 we are now looking at is what we expect to be, based
7 on the work of our historic architect, Richard Smith,
8 the last phase of exterior repair and preservation work,
9 it is addressing masonry issues, some flashing issues,
10 all to keep the building weather tight.

11 Those of you who have attended, you know, a program
12 in the adult reading room have noticed flaking plaster,
13 that's all the result of this sort of longstanding water
14 penetration which will be addressed with this
15 appropriation.

16 In addition, the library has its original knob and
17 tube wiring. Any of you know what I mean by knob and
18 tube? Yes, you have old houses, many of you. At the
19 library open house, I tried to explain what it is, but
20 in fact is the original 1895 electrical wiring, the first
21 building in Nahant to be fully wired, and it is in need
22 of upgrading to contemporary electrical standards.

23 In addition, our fire detection system is basically
24 a residential system, it needs to be an addressable

1 system so that a firefighter entering the building knows
2 exactly where to go.

3 Lastly, we have a 200 amp electrical service, that
4 is not enough for us to actually add a small refrigerator
5 for the staff. It doesn't have -- it's just not enough.
6 So, we're looking at what it means in a sequence of
7 operations to be able to add upgrades to the library to
8 make it serve well the community and anticipate future
9 needs.

10 So, you might well ask, as other have, "Well,
11 what's next after this?" So, the library has undertaken
12 to update the master plan that was created in 2019,
13 it's looking at what it means to be a library of, you
14 know, this century and the next, and the library trustees
15 have been wrestling with what the findings of that upgrade
16 have been and are now working on their strategic plan
17 to actually continue improvements to the library.

18 Things like HVAC, we have an old steam heating
19 system. There's no air conditioning. We have historic
20 books and people who need to be able to be in that space
21 and be comfortable. These will be part of the future,
22 but you know, as it's now being developed by the library
23 trustees, it's going to be part of a capital effort that
24 will involve going out into the community and other

1 sources to bring in revenues for those improvements.

2 But for now, what we're looking at, is expending
3 \$700,000 over the next year or so under the direction
4 of a historical architect who knows the building well,
5 as well as an owner's project representative so that,
6 you know, there can be the cost control and schedule
7 issues that need to be represented by the Town.

8 I thank you for this opportunity, and I will be
9 happy to answer any questions, particularly from you,
10 Ken, always.

11 (Laughter)

12 MR. CARANGELO: This is my last time up here today,
13 I promise you.

14 MS. SPENCER: No.

15 MR. CARANGELO: I have absolutely no quarrel with
16 everything that you and everyone has done at the library,
17 it's an outstanding beautiful building, it's a historical
18 jewel -- the library -- I agree, the library is a jewel
19 of the Town and it needs to be preserved, and as someone
20 who owns an older house, that list will never end.
21 There's always going to be something.

22 My only question for this particular motion --
23 this particular article is the \$200,000 that's being
24 used from -- or being proposed from free cash, which

1 is not part of CP -- that's what it reads.

2 MS. SPENCER: Yeah.

3 MR. CARANGELO: If that's not correct, then please
4 clarify, but if it's free cash, that means it's not
5 restricted to Community Preservation and it can be used
6 for literally anything in town.

7 MS. SPENCER: Mm-hmm.

8 MR. CARANGELO: So, whether that means school use
9 or whatever. My question is, why are we going outside
10 of CPA funding to take that additional 200,000?

11 MS. SPENCER: I would like to differ to my betters.
12 Who's me betters?

13 MR. BARLETTA: So, this -- this \$200,000 actually
14 isn't free cash, it's actually -- it's that Water Meter
15 Capital Account that we're funding it from. As we
16 mentioned earlier, we were able to find a new revenue
17 source to complete the meter project, which frees up
18 that revenue to be spent on something else. So, it's
19 actually technically not free cash.

20 I assume the -- you know, the limitation of the,
21 I guess, borrowing capacity through the CPC is a factor
22 in why we are adding to that \$500,000 with the use of
23 this -- with this fund.

24 MR. CARANGELO: So, just to clarify, is that

1 locked in as a capital -- that \$200,000, does it have
2 to be spent on capital, because that's how it was
3 originally taken when it was going to be spent for the
4 water stuff, or is it -- like what makes it not free
5 cash at this point?

6 And just to quote a former Selectmen, "Free cash
7 isn't free," it's actually taxes that have been paid.
8 Yeah, why is it not free and why is it not available?

9 MR. BARLETTA: So, it's -- free cash is technically
10 the sum of under spent appropriations and over generated
11 estimated revenues from a previous fiscal year. This
12 money was appropriated last year for the current fiscal
13 year that we're in.

14 So, with this motion, what we're doing is, we're
15 using -- we're shifting the appropriation of those funds
16 for this purpose, so it'll be specific to the capital
17 needs mentioned in the motion and the article, it
18 technically doesn't fall to free cash and then get re-
19 certified by DLS and then, you know, used for a new year.
20 We're just shifting the money from that account into this
21 account.

22 I know it's a really hard question to answer simply,
23 but it's technically just it's not -- you know, what once
24 was free cash, it was appropriated into the meter capital

1 account, now we're shifting it from the meter capital
2 account into this project.

3 MR. CARANGELO: Just one follow-up and this might
4 be for Mr. Vanderslice.

5 Was there any other use for those -- that capital
6 fund or that amount, right, where we're adding onto
7 just the Community Preservation funding, right, which
8 is stuff that is not Community Preservation, was there
9 no other use for that \$200,000 in capital in this current
10 year, or would there be in the future and next year,
11 sort of pulled to the side and not necessarily put into
12 the library for now?

13 MR. BARLETTA: Well, we received a lot of -- I want
14 to say over \$1 million of free cash use requests in this
15 budget process. We had to say no to about \$700,000 of
16 them, and we prioritized this project because of the
17 urgent need of making the library weather tight.

18 Because the CPC has limited borrowing capacity but
19 the cost of the project exceeds that, we decided that we
20 could use, you know, this money more efficiently towards
21 this project.

22 MR. CARANGELO: And sorry, one more thing. This
23 \$200,000 is not matched by the State; is that correct?

24 MR. BARLETTA: Correct.

1 MS. SPIRN: I'm Anne Spirn, I live at 36 Maolis
2 Road, and I'm Chairman of the Library Board of Trustees,
3 and I speak in support of this motion.

4 I'd first like to thank the members of the Board
5 of Selectmen, Tony Barletta, the Town Manager, members
6 of the FinCom who came to the library over the course
7 of the last year to take a look at and appreciate the
8 conditions that we are addressing with this Article,
9 and I thank them for their support, and I would also
10 like to thank the Friends of the Library for their
11 support.

12 We did a lot of homework before making this proposal
13 to -- for the money, the funds being proposed to be spent.
14 We -- the Friends of the Library accept contributions
15 from residents and others for their building fund, and we
16 took \$30,000 from the building fund to hire the architect
17 who did the current study and to hire a masoner to come
18 in and do exploratory work to really make sure that we
19 knew exactly what was wrong with the building that was
20 leading to the peeling off of plaster from the walls and
21 ceiling in the Adult Reading Room and another room. So,
22 yes, thank you very much to the Friends of the Library.

23 I also want to take this opportunity to invite
24 you all to come to the library. The library is yours.

1 And for those of you who have not been to the library
2 in the past year or two, we have a wonderful set of
3 books for sure, including some extraordinary treasures,
4 but we are also more than books, and we have something
5 to offer every single person in this room.

6 If you do crafts, we have a crafting circle.
7 If you want to become a part of book club, we have a
8 book club. If you have children or grandchildren,
9 bring your children and grandchildren or visitors to
10 the children's activities. We are bursting at the
11 seams with the kid's programing.

12 If you are having problems with accessing information
13 on the computer, our Adult Services Librarian, Carolyn
14 Ziering, will help you on the computer in the library
15 to access and find whatever it is that you need.

16 So, we are -- we have museum passes. We also have
17 a Library of Things. Are you interested in telescopes?
18 We have a telescope you can borrow, believe it or not.
19 So, please, please come visit us. It's really -- it's
20 yours, and it is probably the most beautiful building
21 in Nahant, and it is your building.

22 We have free coffee maker, so if you want to just
23 come in and take a break and be in this beautiful like
24 public living room, there's a coffee maker for you, you

1 just put the pod in the slot and get your cup.

2 Talk to the librarians, they have a whole brochure
3 that tells you all of the things, all of the programs
4 and resources you can get from our library. It's not
5 just the books, you can get movies. You can get --
6 for free. You can access millions of books through
7 the library's interlibrary loan borrowing. It's an
8 extraordinary place.

9 And as I said, maybe you don't want to -- maybe
10 you want to read the newspaper. We have newspapers.
11 We have magazines, they're right by the coffee shop --
12 the coffee maker, and there are these really comfy chairs
13 that you can sit in in this beautiful space and just
14 come, come and introduce yourself to the librarians
15 and let them welcome you and help you with whatever
16 needs you have. Thank you.

17 (Applause)

18 MR. WALSH: James Walsh, 33 High Street. I'd like
19 to say a couple of things.

20 One is that when I moved here on November 23rd,
21 1973, one of the first places I went to in this Town was
22 the library, and I was a fairly regular. I walked in
23 one day and the librarian said to me, "Oh, Mr. Walsh,
24 I set aside a book for you because it's the kind of

1 book that you'd like." Now, that's the kind of thing
2 in a small town that you're not going to get this in
3 New York City.

4 But most importantly, I would like to underline
5 the fact that about 100 yards down Pleasant Street,
6 I don't know how many years ago, but there was a wonderful
7 historic building which some of you are familiar with,
8 that caught on fire and burned to the ground. It was
9 a magnificent building on a wonderful piece of land
10 and I remember this woman here to my left crying as
11 she watched that building burn.

12 Now, if we consider for a moment that we have an
13 electrical system in that library that is from the 19th
14 Century, I think there's a real danger to this building
15 and it should not be -- it should not go forward. We
16 should solve that problem and preserve this beautiful
17 building. Thank you.

18 (Applause)

19 MS. CONLIN: Molly Conlin, 171 Willow Road.
20 Can you please call the question while we're young.

21 (Laughter)

22 TOWN MODERATOR: Yeah, the questions been called.
23 We need a two-thirds vote. We'll let Jessica get it
24 lined up.

1 (Voting Commenced)

2 TOWN MODERATOR: 117 yes to 8 no. The motion
3 carries.

4 Article 23G, Ms. Warren.

5

6 ARTICLE NUMBER 23G

7

8 MS. WARREN: Motion 23G, Revenue set aside for
9 housing reserve. I move that the Town set aside \$3,225
10 from Fiscal Year 2026, estimated Community Preservation
11 Fund revenues and transfer to the Community Preservation
12 fund housing reserve account for later appropriation.

13 TOWN MODERATOR: Seconded by Mr. McMackin.

14 Any discussion?

15 Seeing and hearing none, let's vote.

16 (Voting Commenced)

17 TOWN MODERATOR: 124 yes to 4 no. Motion carries.

18 Article 23H -- yeah, 23H, Ms. Warren.

19

20 ARTICLE NUMBER 23H

21

22 MS. WARREN: Public library debt service. I move
23 that the sum of \$51,945 is hereby appropriated from Fiscal
24 Year 2026 Community Preservation estimated revenues. and

1 that the sum of \$132,115.91 is hereby appropriated from
2 the Community Preservation general reserve for the
3 payment of the debt service for the public library
4 bonding authorized for the 2019 Annual Town Meeting,
5 Article 16C.

6 TOWN MODERATOR: Seconded by Mr. Bell.

7 Any discussion?

8 Seeing and hearing none, let's vote.

9 (Voting Commenced)

10 TOWN MODERATOR: 122 yes, 5 no. Motion carries.

11 Article 23I, Mr. McMackin.

12
13 ARTICLE NUMBER 23I

14
15 MR. MCMACKIN: I move that the sum of \$26,058.13
16 is hereby appropriated from the Community Preservation
17 general reserve for the payment of debt service for the
18 public library Town Hall bonding authorized by the 2021
19 Annual Town Meeting under Article 23E.

20 TOWN MODERATOR: Seconded by Mr. Vanderslice.

21 Any discussion?

22 Seeing and hearing none, let's vote.

23 (Voting Commenced)

24 TOWN MODERATOR: 115 yes, 3 no. Motion passes.

1 Motion 23J, Mr. McMackin.

2
3 ARTICLE NUMBER 23J

4
5 MR. MCMACKIN: I move that the sum of \$30,848.25
6 is hereby appropriated from the Community Preservation
7 general reserve for payment of the debt service for the
8 Town Hall cemetery bonding authorized by the 2022 Annual
9 Town Meeting under Article 22H.

10 TOWN MODERATOR: Seconded by Ms. Drayton.

11 Any discussion?

12 Seeing and hearing none, let's vote.

13 (Voting Commenced)

14 TOWN MODERATOR: 119 yes, 2 no. Motion passes.

15 Article 23K, Mr. Vanderslice.

16
17 ARTICLE NUMBER 23K

18
19 MR. VANDERSLICE: I move the Town set aside revenues
20 from Fiscal Year 2026 estimated Community Preservation
21 Fund revenues for later appropriation. Any other amount
22 not otherwise set aside or appropriated as aforesaid to
23 be maintained in the Community Preservation fund general
24 reserve account.

1 TOWN MODERATOR: Seconded by Ms. Warren.

2 Any discussion?

3 Seeing and hearing none, let's vote.

4 (Voting Commenced)

5 TOWN MODERATOR: 118 yes to 2 no. Motion carries.

6 23L, Mr. Vanderslice.

7

8 ARTICLE NUMBER 23L

9

10 MR. VANDERSLICE: This is a long one. Here we go.

11 I move that the Town transfers unexpended fund

12 balances authorized by prior Town Meetings to the

13 Community Preservation general reserve account as

14 follows:

15 A, \$3 from unexpended Fiscal Year 2011 Community

16 Preservation funds for the Nahant Public Library Artifact

17 Study to the Community Preservation general reserve,

18 B, \$6,734.18 from the unexpended Fiscal Year 2016

19 Community Preservation Funds for the Nahant Life Saving

20 Station Landscape Plan to the Community Preservation

21 general reserve.

22 C, \$1,591.74 from the unexpended Fiscal Year 2017

23 Community Preservation Funds for the Nahant Public Library

24 Furnishings and Artifact Study to the Community

1 Preservation general reserve.

2 D, \$29,333.33 from the unexpended Fiscal Year
3 2017 Community Preservation Funds for the Nahant Public
4 Library Preservation Project to the Community Preservation
5 general reserve.

6 E, \$4,763.43 from the unexpended Fiscal Year 2017
7 Community Preservation Funds for the Ellingwood Chapel
8 Door Restoration to the Community Preservation general
9 reserve.

10 F, \$29,950 from the unexpended Fiscal Year 2020
11 Community Preservation Funds for the Open Space and
12 Recreation Master Plan to the Community Preservation
13 general reserve.

14 G, \$17,000 from the unexpended Fiscal Year 2022
15 Community Preservation Funds for the Dory Club Gangway
16 and Floats to the Community Preservation general reserve.

17 H, \$1,000 from the unexpended Fiscal Year 2024
18 Community Preservation Funds for the Boulder Scramble
19 at the Johnson School to the Community Preservation
20 general reserve.

21 For a total of \$90,375.68. This total is different
22 from the total of \$93,754.38 originally stated in the
23 article due to a clerical error that was discovered after
24 the publishing of the Advisory and Finance Committee Book.

1 TOWN MODERATOR: Seconded by Mr. McMackin.

2 Any discussion?

3 MR. VANDERSLICE: Yeah, so this is taking unexpended
4 funds from prior years' projects and recapturing them,
5 or we started calling them clawbacks, but that sounded
6 a bit ominous, so we'll stick with re-purposing.

7 (Laughter)

8 TOWN MODERATOR: Seeing and hearing no other
9 discussion, let's --

10 MS. JOHNSON-LISCIO: Christine Johnson-Liscio,
11 15 Fox Hill Road. It's more just a point of information.
12 This money goes from where it either was not expended
13 so it's going back to a general fund with CPC; correct?

14 MR. VANDERSLICE: Yes.

15 MS. JOHNSON-LISCIO: Question is, are we able to
16 use that for the free cash to help defer some of the
17 costs in the future rather than borrowing from Town
18 free cash?

19 MR. VANDERSLICE: These are CPC funds, and they
20 have to remain in the CPC purview, it doesn't drop to
21 regular-normal Town free cash.

22 MS. JOHNSON-LISCIO: Correct, correct. But if they
23 have these general reserve funds, can they use that rather
24 than borrow from the free cash from the Town?

1 The previous article we gave \$200,000 from the
2 Town of free cash to CPC; correct or to the trust to
3 that article, to an article.

4 MR. VANDERSLICE: Yes, to that article.

5 MS. JOHNSON-LISCIO: So, my question is, for future
6 and not for today or today's voting, but can that money
7 be used for things that we just appropriated from Town
8 free cash? Just thinking that there are roads to be
9 paved and other needs within the Town that might be
10 addressed.

11 MR. BARLETTA: Well, the answer is yes and no.

12 MS. JOHNSON-LISCIO: Okay.

13 MR. BARLETTA: Yes, they can be used for CPC
14 applications and projects in future years.

15 MS. JOHNSON-LISCIO: Okay.

16 MR. BARLETTA: This money will stay with the CPC.

17 No, it would not offset the money we just approved,
18 but it will be available for future use just in the CPC
19 Program.

20 MS. JOHNSON-LISCIO: Okay. Thank you.

21 TOWN MODERATOR: Go ahead.

22 MR. LEWIS: Jeff Lewis, 6 Ellsworth Road, Nahant.

23 Can you hear me?

24 TOWN MODERATOR: Yes.

1 MR. LEWIS: On that \$200,000, I'm getting a
2 little fuzzy on my accounting. Back in a prior year,
3 we authorized spending \$200,000 on water meters, we
4 didn't. So, does that mean that this -- technically,
5 that if we didn't put that \$200,000 goes into free cash,
6 are you now taking it out of free cash and having a
7 capital expenditure for the library for \$200,000?

8 TOWN MODERATOR: That's a previous question, so
9 it's kind of outside of the scope of what we're discussing.
10 I understand the question, it's just out -- we've --

11 MR. LEWIS: No, I'm just saying, why is the Town
12 putting \$200,000 into the CPC, and I don't think that's
13 what's happening --

14 TOWN MODERATOR: Yeah, but --

15 MR. LEWIS: -- it's re-purposing \$200,000 of one
16 capital expenditure to \$200,000 of a second capital
17 expenditure, and it just happened to be -- I'm assuming
18 that \$200,000 is on general expenses on the budget and
19 not in the CPC. Am I correct?

20 MR. VANDERSLICE: Think of the library project
21 as being funded by a number of different sources.

22 MR. LEWIS: Right.

23 MR. VANDERSLICE: A portion of it comes from the
24 CPC, a portion of it, \$200,000, comes from that prior

1 article, and there's another chunk -- I don't remember
2 where the other piece of it comes from.

3 MR. LEWIS: Is it on that -- it must be in the
4 regular budget. There must be a \$200,000 line item
5 saying that -- no.

6 MS. NIETO: So, originally, what we were purposing
7 to do was, there was a originally that Article 5, if
8 you go back to Article 5, we were going to rescind the
9 original article that was approved last year, that where
10 we appropriated a portion of free cash in water and sewer
11 retained earnings.

12 MR. LEWIS: Right.

13 MS. NIETO: We were going to rescind that and then
14 that would go back into retained earnings and free cash,
15 which we would then re-appropriate for these various
16 needs, one of them being the library.

17 Upon drafting the motions, we spoke with legal
18 counsel, and there was worry about rescinding that
19 article, having that money go back to free cash, having
20 the Department of Revenue having to re-certify that
21 free cash so then we could appropriate it, there were
22 going to be multiple steps.

23 So, instead of doing that, they advised us since
24 we had appropriated that free cash in to this water/sewer

1 capital account, we could just transfer it out and one
2 of the uses is the \$200,000 for the library.

3 MR. LEWIS: That makes sense.

4 MS. NIETO: Okay.

5 MR. LEWIS: Thank you.

6 TOWN MODERATOR: Okay. Let's try and get back
7 to the article at hand.

8 Any further discussion?

9 Seeing and hearing none, let's vote.

10 (Voting Commenced)

11 TOWN MODERATOR: 122 yes's and 6 no's. The motion
12 passes.

13 We move onto Article 24, Mr. Bell.

14

15 ARTICLE NUMBER 24

16

17 MR. BELL: I move that the Town vote to adopt
18 amendments to Section 4.13, Table of Use Regulations,
19 and by inserting a new Section 15, Nahant Protected Use
20 Accessory Dwelling Units, of the Zoning By-Law to address
21 activities regarding protected accessory dwelling units
22 as printed in the Report and Recommendations of the
23 Advisory and Finance Committee at pages 46 through 50.

24 TOWN MODERATOR: Seconded by Ms. Beatty.

1 And I would like to ask that a member of the
2 Planning Board come up to further discuss this article.

3 MS. HAMBLETON: Thank you, Peter. I'm Sheila
4 Hambleton, Chair of the Planning Board, 17 Kenny Ave.

5 The Planning Board's recommendation may be found
6 on page 25 and 26 of the Warrant, and you can look at
7 the appendix for the actual tracked article.

8 What you see there in the tracked version has
9 been back and forth between the Attorney General, the
10 Executive Office of Housing Liveable Communities, the
11 Board of Selectmen, Town Counsel, and Tony Barletta,
12 and the Members of the Planning Board, and we've had
13 several iterations, and what you see in the book is
14 ready to go and is approveable by the AG's Office.
15 So, I want you to know that this is very important.

16 Just in general, this article is in response to
17 the Massachusetts growing housing shortage. Governor
18 Maura Healey's \$4.1 billion Housing Bill became law under
19 the Affordable Housing Act in August of 2024, however,
20 the Rules and Regulations were issued on February the 3rd,
21 2025, with zoning reforms that allow accessory dwelling
22 units to be built as a right throughout the Commonwealth.
23 By right means that no town or municipality may deny a
24 homeowner from constructing an ADU on a single family

1 zoned lot if they meet all the reasonable dimensional
2 requirements.

3 Under the new law, Nahant is not allowed to regulate
4 ADUs by imposing special permit requirements for an ADU
5 on a property, require any discretionary zoning approval
6 for an ADU, require more than one additional parking
7 space for an ADU, prohibit rentals of ADUs except for
8 short-term rentals, impose owner occupancy requirements,
9 and prohibit any unreasonable restrictions for ADUs.

10 So, what the Town can allow is what we have within
11 the by-law that you see in your booklet, and what is
12 allowed are size restrictions, not larger in gross floor
13 area than half the gross floor area of the principle
14 dwelling or 900 square feet, whichever is smaller.
15 Short-term rental restrictions are not allowed as an
16 ADU. Dimensional setbacks, we must be compliant with
17 the current zoning district, we have R1 and R2.

18 Height restriction is the same as the requirement,
19 again, of the zoning district for R1 and R2. These are
20 only single family residential districts again. May
21 require one additional parking space, so we can have one
22 parking space in addition to the required parking space
23 of the principle dwelling unit.

24 And then there's only one accessory dwelling unit

1 on a lot, and the other reasonable restrictions which
2 we've included, is ownership may be held -- may not
3 be held separately from the principle dwelling unit,
4 and utility hookups must pass through the principle
5 dwelling unit and not as a separate set-up through the
6 public or private right of way.

7 The Planning Board hopes that the Town's people
8 understand the necessity to approve this new by-law,
9 Section 15, Protected Use Accessory Dwelling Unit By-Law
10 and the revisions of the Table of Use Regulations under
11 Section 4.13. If this article fails, there will be no
12 parameters to deny a building permit by the building
13 inspector for an application for an accessory dwelling
14 unit. Please vote in favor of this article, it is
15 supported by the Planning Board and I believe all the
16 town officials. Thank you.

17 (Applause)

18 TOWN MODERATOR: Mr. Steinberg.

19 MR. STEINBERG: I have no further comment.

20 TOWN MODERATOR: Okay.

21 MS. HAMBLETON: (Inaudible, low audio).

22 MR. BARANEK-OLMSTEAD: Brendan Baranek-Olmstead,
23 2 Summer Street. In general, I don't have major issues
24 with the by-laws that are presented, I guess it's more

1 implementation questions about 2G, about all utilities
2 servicing the unit.

3 So, is utilities, is that defined by Massachusetts
4 Law or is that defined by the Town's Zoning Laws?

5 MS. HAMBLETON: It is not by zoning per se, except
6 that we're requiring it within the Section 15.

7 MR. BARANEK-OLMSTEAD: Well, I mean more the
8 definition of, what is utilities?

9 MS. HAMBLETON: Utilities, water, sewer.

10 MR. BARANEK-OLMSTEAD: Okay. Because -- so, the
11 description that they'll pass through the principle
12 dwelling unit, so the ADU sewer line has to physically
13 go through the primary unit and then onto the street
14 connection?

15 MS. HAMBLETON: You would start by the street that's
16 already going into the primary building. The primary
17 building now on that lot, all water/sewer connections
18 will happen from that building.

19 MR. BARANEK-OLMSTEAD: Okay. And I guess then the
20 other question was, I guess there's no restriction about
21 metering. So, you know, the primary unit can have its
22 own meter and the ADU can have its own meters?

23 MS. HAMBLETON: Yes, and that would be Tony and/or
24 Zach, the DPW could answer about the meters.

1 MR. BARLETTA: The Town would keep record of the
2 use of water through the primary structure meter. A
3 resident could purchase a second meter for the ADU if
4 they want to have the ability to measure how much water
5 is being used by the ADU, but it won't be factored into
6 how the Town measures the total usage on the property
7 and how we bill.

8 MR. BARANEK-OLMSTEAD: And electrical meters, can
9 we -- does the ADU have the electrical meter or does the
10 primary unit have the electrical meter for that ADU?

11 MR. BARLETTA: That you would have to consult with
12 National Grid.

13 MR. BARANEK-OLMSTEAD: Okay. And I guess then,
14 this is more of a future question. At some point,
15 internet service may be considered a utility. Internet
16 service, some people have wired, some people have wireless,
17 if you have wired, it sounds like you'd have to physically
18 run your service through the primary unit to then get to
19 the ADU.

20 MR. BARLETTA: Again -- again, that would be up to
21 the -- you know, for the Town -- for the intent of this
22 language, we were really looking at water and sewer utility
23 connection because of the cost impact to the Town to
24 connect to the sewer or water main on the street, digging

1 the street and those types of costs. So, I think that
2 would -- I think that would be okay as long as -- you
3 probably would have to connect to the primary building,
4 but that's not really a Nahant Zoning issue.

5 MR. BARANEK-OLMSTEAD: Yeah, I understand. Thank
6 you. I urge residents to support the by-laws.

7 MS. REIS: Good afternoon, Josie Reis, 16 Bayview
8 Avenue.

9 TOWN MODERATOR: You gotta get closer.

10 MS. REIS: I know I'm a little challenged here
11 vertically. Josie Reis, 16 Bayview Avenue.

12 I just want to say, I really commend the Planning
13 Board for all the work that's gone behind this. I know
14 because I visited quite a bit.

15 I too have a problem with the utilities and I'd
16 like to forward the motion respectfully to amend this
17 particular document by getting rid of 2G, remaining
18 assignment to a reserve unit for utilities.

19 So, here is my plan or my wish. So, according to
20 Article 1, anyone who asks for a motion that would cost
21 anything to the Town has to say how that's going to be
22 funded. I do believe and we've discussed this and I've
23 heard a discussion that there will be potentially a tax
24 implication for having an ADU on your property. So, I

1 think the additional costs that may or may not happen
2 for any particular ADU requirement can be funded by
3 those additional taxes.

4 Another option could be that if a person wants
5 to have separate utilities for whatever reason, and
6 I have my own reasons for it and I'll explain and give
7 you a couple of examples, that they could in the
8 application process be assessed an additional fee of
9 some sort. So, there's funding applications and
10 different budget options for that.

11 So, I'm going to give you my personal example.
12 I have a wonderful garage in the back that's not being
13 used. I would love to turn that into an ADU for my
14 parents, however, in the future when my parents move
15 on and they're no longer here, right, I may want to
16 go ahead and rent it to a person who really does need
17 affordable housing, because that's part of who I am.

18 I do not want to have to segregate those meters
19 and segregate that, because having been a renter early
20 in my lifetime when I was in college, if I had utilities
21 included, the heat went up, you know, the air conditioning
22 went up, so that's a deterrent for me to want to rent to
23 a stranger; right.

24 The second thing is, is that I think that it could

1 be argued that adding this additional requirement that
2 is not currently in our zoning and is not currently
3 required by the State Law could be seen as an unreasonable
4 requirement that would discourage some people from having
5 ADUs that have to go through additional work and then
6 not understand. And so, I'm a proponent for trying to
7 be as equal as possible across the board.

8 So, respectfully, I do ask that we look for an
9 amendment to either reserve or eliminate that particular
10 section. Thank you.

11 MS. HAMBLETON: Can we get your name for the record?

12 MS. REIS: Josephine Reis, 16 Bayview Ave.

13 TOWN MODERATOR: And we need to have your amendment
14 in writing.

15 Do we have a second on the amendment?

16 MS. BEATTY: I second that.

17 TOWN MODERATOR: We have a second. So, we'll allow
18 time for the amendment to be drafted.

19 (Pause)

20 TOWN MODERATOR: Okay. So, the amendment is to
21 remove or reserve Section 15.04G, Utilities, may be an
22 unreasonable new requirement not in current Zoning Laws
23 nor required by State. Additional cost to Town can be
24 funded by adding -- I want to say, a fee, property taxes

1 or special appreciation fee.

2 MS. REIS: Application fee.

3 TOWN MODERATOR: Application fee, all right.

4 Thank you.

5 MR. STEINBERG: (Inaudible, low audio).

6 TOWN MODERATOR: Right, we don't -- basically, the
7 amendment is to remove or reserve Section G, Utilities.

8 MR. VANDERSLICE: Which if you're following in
9 your book is on page 48.

10 TOWN MODERATOR: And we have a second.

11 Do we have discussion on the amendment? So, we're
12 looking for discussion on the amendment.

13 MR. STEINBERG: Yeah, let me -- on behalf of the
14 Planning Board. One of the objectives was to make this
15 easy as possible to administer and to not create unknown
16 liabilities for the Town.

17 When you open up services, there's a cost to that,
18 and my understanding it is 5 -- it can run from 5 to
19 \$10,000, but you really don't know because when you open
20 up a service, different things can happen and there's --
21 you have to re-pave the streets. If we can avoid doing
22 that and it's not that much of an imposition, we want
23 to do that.

24 The other factor is, we had the Attorney General

1 review our proposal and they were fine with that approach,
2 so in terms of limiting exposure to the Town, it was the
3 sense of the Planning Board that this was the best way
4 to proceed.

5 TOWN MODERATOR: Any further discussion on the
6 amendment?

7 Okay. No, we have -- behind you, we are speaking
8 on the amendment. Thank you.

9 MS. MARIE: So, if I had drafted the amendment,
10 no disrespect, I would have made it a little briefer
11 and I would have just recommended that Section G be
12 stricken.

13 My concern is that you now, by adding that additional
14 section, and I respect the work of the Planning Board,
15 I served on that board for many, many years and I
16 understand the guidance that you're concerned that this
17 could cause additional work or cost to the Town, but
18 if you're a homeowner, and like me, my home is on Harbor
19 View Road, it is a lot that's approximately 100 feet
20 long, my garage is on Fox Hill Road, and I would like
21 potentially to create an ADU in my garage, which currently
22 has electrical services coming in from Fox Hill Road,
23 and it could more easily have water coming in or sewer
24 coming in from Fox Hill Road and I'd be inclined to pay

1 for that.

2 I encourage you to drive down Fox Hill Road, the
3 Town and the utilities have been working on that road,
4 and much of it has some new pavement, but I assure you
5 there are a couple of spots if I were to dig up that
6 would benefit by new pavement, it hasn't happened all
7 across the street.

8 So, my concern is what you're creating by adding
9 that section without any recourse for homeowners like
10 me who might have a garage or a space of land where they
11 could build an ADU, you're creating a situation where
12 I'm now going to have to run my water and sewer from my
13 house on Harbor View Road down an estimated 60 feet to
14 get to my garage, and I would rather just bring it in
15 potentially from Fox Hill Road.

16 So, I'm not entirely opposed to what you're asking
17 to do and have that limit, but there are going to be
18 cases in this Town will people will be prohibited from
19 developing an ADU with this section of this by-law because
20 of the costs involved if they, like me, have a space
21 of land to build an ADU or have a garage that's on a
22 completely separately street.

23 TOWN MODERATOR: Town counsel.

24 TOWN COUNSEL: Go ahead, Brendan, if you want to

1 say something, go ahead.

2 TOWN MODERATOR: Oh, okay.

3 MR. BARANEK-OLMSTEAD: In general, I would urge
4 you just to look down this change, I think maybe we
5 could amend the original text and maybe put something
6 about the ability for property owner to request a
7 variance or special permit that you would give people
8 the option other than kind of removing this restriction.
9 I do feel this restriction is beneficial to put a lid
10 on excessive development that we, to a degree, fear.

11 The single connection can be addressed, I think
12 with a special permit, so I would encourage the Town
13 to vote this change.

14 TOWN COUNSEL: Brendan, to your point, a special
15 permit would be inappropriate in this situation, just so
16 you know, we have a more of a variance in this situation,
17 but in a broader spectrum, this motion is only to remove
18 Section 15.04 -- 15.02, Subsection G, it's only to remove
19 it, not to amend it, just to remove that subsection,
20 that's it.

21 TOWN MODERATOR: Any further discussion on the
22 amendment, just on the amendment?

23 FEMALE SPEAKER: I still have one little question,
24 after this, but I think -- I'm just going to say that

1 it seems to me the thought and effort of getting the
2 approvals of all the appropriate institutions in order
3 to know that this as presented to us, that it meets
4 everybody's approval, it seems to me that that's an
5 enormous benefit.

6 The try the changes, thank you very much made it
7 really easy to follow what was going on, and I would --
8 you can speak better than I, but I would hesitate to
9 make a substantive change like this at a time when it
10 has gone through such a process.

11 TOWN MODERATOR: Okay. Anymore discussion on the
12 amendment?

13 MS. COLIN: Call the question, please. It's too
14 late for (Inaudible, low audio).

15 (Laughter)

16 TOWN MODERATOR: You keep sending her up here,
17 don't you?

18 It is my prerogative as the moderator, I don't
19 feel that there's been enough discussion at this point.
20 I would like to continue the discussion and I would like,
21 you know, in part, my prerogative to allow discussion to
22 continue since we've only had essentially two speakers
23 on the -- on the amendment.

24 So, I'm still taking debate on the amendment.

1 MS. MARIE: So, again, I heard Mr. Baranek-Olmstead
2 talk about creating a special permit so that utilities
3 do not have to go through the main dwelling, again, that
4 creates a second class of ADU applicants, it creates a
5 system where certain applicants would be required to go
6 through this Town process for utilities, and they might
7 incur additional costs in constructing their ADU.

8 So, if it is necessary at this time, I would simply
9 offer an amendment to the amendment that simply strikes
10 G, that all utilities must be provided through the
11 principle dwelling, and/or maybe provide it through
12 separate independent utility connections where it would
13 be cost prohibitive to provide that through the main
14 dwelling.

15 TOWN MODERATOR: So, now we have an amendment to
16 the amendment.

17 We need -- do we have a second on the amendment
18 to the amendment?

19 We have a second.

20 (Pause)

21 TOWN MODERATOR: So, we have an amendment to the
22 amendment. This amendment says, "All utility services"
23 -- the first amendment was to strike Section 15.062G
24 and this is -- which that was based on utilities, this

1 is, "All utilities servicing a PD ADU must be provided
2 through principle dwelling or where cost prohibited,
3 be provided through separate independent utility
4 connections." I'm sorry, 15.04.

5 So, do we have discussion on the second amendment?
6 If you're not going to speak on the second amendment,
7 please stand to the side.

8 MR. BIANCHI: Hi, my name is Shannon Bianchi.
9 I live at 14 Harbor View Road. I'm a former member of
10 the Planning Board and the author of this AD By-Law.

11 I speak to the two folks out of the 120 of us that
12 would like -- that seem to want special accommodation
13 because of their particular lot and where the structures
14 of their lot are. I did not seek to add this specific
15 language in here for a very small percentage of Nahanters.
16 This is for the betterment of the Town as a whole.

17 I do apologize if there's folks that are not able
18 to do an ADU based on these particular by-laws, but we --
19 and I wrote -- well, the Planning Board and I specifically
20 wrote this with the intention of protecting the Town of
21 Nahant from unwanted development.

22 And if I may speak just another minute, Mr.
23 Moderator, I didn't want to write this by-law. I feel
24 like this is an overreach from the State. I feel like

1 it's a violation of my Fourth Amendment Massachusetts
2 State Constitutional rights, but I wrote it because
3 it's my line in the sand. I was bound by duty and my
4 service to the community to do so.

5 Now, that I'm not a member of the Planning Board,
6 I want to speak from the heart and let you guys know
7 that I did a lot of work on this and that it was my
8 duty to do so.

9 So, thank you very much, and I do not support
10 either of these. Thank you.

11 (Applause)

12 TOWN MODERATOR: Is anyone speaking on the second
13 amendment? Ms. Reis.

14 MS. REIS: Josie Reis, 16 Bay View Avenue, and
15 I know this -- Josephine Reis, 16 Bay View Avenue.

16 So, I'm not concerned with minorities of folks.
17 I'm concerned about fair and equal treatment; okay.
18 I'm concerned about creating a law that treats people
19 differently.

20 So, for me, a special variance seems like an easy
21 way to do this, but in my mind, it's contrary to a law
22 that was passed by the State that quite frankly I'm not
23 crazy about it either, but since we do have to put
24 something in writing and we have agreed as a community

1 to put something in writing in our Zoning Laws, I want
2 it to be as fair and equal across the board as it can
3 be, whether it's one individual or 100 individuals does
4 not matter to me.

5 I don't want to create or vote for any law that
6 violates the quiet enjoyment of someone's property
7 nor do I want to support or write any law that treats
8 individuals differently based on the same law, and so,
9 that's where I'm coming from.

10 I may choose never to do an ADU and that's okay,
11 that's my right, but I just think that it seems to favor
12 or discourage one against the other, and I just really
13 hope that as a community that we try to treat all of our
14 folks with as much independence and as much fair and
15 reasonable as we can. Thank you.

16 So, I do not like the word on the second amendment
17 that says, "prohibitive costs." From a legal perspective,
18 to me, "prohibitive costs," is not -- is a subjective
19 thing. So, thank you.

20 TOWN MODERATOR: Mr. Moderator -- Mr. Administrator.

21 MR. BARLETTA: Thank you. A new title. Speaking
22 on the amendment to the amendment, I think it's getting
23 a little too confusing. I think we should keep it simple.

24 The first amendment which just strikes that section

1 of the by-law is very straightforward. From the Town's
2 perspective, we did put a lot of thought into this, but
3 it is not -- it's not going to be a major issue if we
4 strike that section of the law, of the proposed article.

5 I would urge you to not over complicate this with
6 the second amendment and vote that one down and then just
7 vote on the first amendment. The owner of the property
8 will end up bearing the costs of the connection. It does
9 add an administrative burden to have to start, you know,
10 metering a number of new services for the Town, but there
11 will be potentially new revenue generated by the taxes
12 of the ADU.

13 We don't -- we did not put this in here as a way
14 to limit development. We do feel that this law does
15 provide a lot of residents the opportunity to stay in
16 Nahant and downsize. There's a lot of value that the
17 ADU brings you as residents.

18 So, again, you know, I don't think that that Section
19 G is a deal breaker in any way. I would just urge not
20 to over complicate it. Vote down the second -- the
21 amendment to the amendment and then just, you know, take
22 up that first amendment.

23 TOWN MODERATOR: Further discussion on the amendment
24 to the amendment?

1 MS. CONLIN: Can I call the question again?

2 (Laughter)

3 TOWN MODERATOR: Yes, in this case you can because
4 there's no one standing in line.

5 So, the question has been called. So, we have
6 to vote on calling the question. So, we are voting on
7 calling the question or not.

8 Please vote. And this is a majority vote.

9 No, I'm sorry, two-thirds. Thank you.

10 (Voting Commenced)

11 TOWN MODERATOR: 98 yes's and 16 no's. The motion
12 -- the motion to -- yeah, the motion to cut off debate
13 is approved.

14 So, now we're going to the amendment. Excuse me?
15 The second -- yes, I'm sorry, the second amendment.

16 Let me read the second amendment, "All utilities
17 servicing a PADU must be provided through the principle
18 dwelling or where costs prohibitive be provided through
19 separate independent utility connections," so that is the
20 second amendment.

21 Seeing no further discussion, let's vote.

22 (Voting Commenced)

23 TOWN MODERATOR: 98 no's to 17 yes's. So, that
24 one does not carry. And my pen broke.

1 an in-law apartment or something, is that a completely
2 separate issue from this?

3 TOWN COUNSEL: No, it's not. This applies to
4 detached and sort of included protected use --

5 FEMALE SPEAKER: It was just curiosity.

6 TOWN COUNSEL: So, you can put your basement into
7 a protected ADU, yes.

8 TOWN MODERATOR: Further discussion?

9 MR. MANZANO: Mr. Moderator, Ned Manzano, 55 Colby
10 Way. I move to call the question.

11 TOWN MODERATOR: I'll accept it this time. We've
12 had a lot of discussion.

13 So, we now have a vote to call the question.

14 Let's vote.

15 I'm sorry, do I have a second for calling the
16 question? Yes, thank you.

17 (Voting Commenced)

18 TOWN MODERATOR: 106 yes to 9 no. The question's
19 been called. Now, we will address the main motion.

20 Let's vote. This is a two-thirds. Thank you,
21 Mr. Bell.

22 (Voting Commenced)

23 TOWN MODERATOR: 94 yes, 12 no. The motion carries.
24 Article 25, Mr. Bell.

1 MS. HAMBLETON: Excuse me, Peter. One second.

2 TOWN MODERATOR: Sure.

3 MS. HAMBLETON: I just want to thank everyone and
4 I want to say that based upon the discussions that have
5 occurred today, there may be amendments coming forward
6 for looking at and talking about that Section G.

7 The Planning Board is going to be very busy. We
8 have to deal with another law, Chapter 3A, MBTA, and so
9 we will -- might be calling a special Town Meeting in
10 the fall and we could possibly address this issue also.

11 So, thank you very much for today's vote.

12 TOWN MODERATOR: And thank your committee.

13 (Applause)

14 TOWN MODERATOR: Article 25, Mr. Bell.

15 MR. BELL: Actually, if you'll notice in the book,
16 the Advisory and Finance Committee is advising that we
17 review the entire Zoning By-Law, it hasn't been reviewed
18 overall in many, many years.

19

20 ARTICLE NUMBER 25

21

22 MR. BELL: Article 25, we're almost done. I move
23 that the Town vote to authorize the Board of Selectmen,
24 pursuant to Mass General Law, Chapter 40, Sections 14

1 and 15, and to any other applicable authority, to abandon
2 one or all of the drainage easements and/or other municipal
3 easements on properties known and numbered as 3, 5, 7,
4 and 9 Christopher Drive.

5 TOWN MODERATOR: Seconded by Ms. Warren.

6 Any discussion on the motion?

7 Seeing and hearing none, let's vote.

8 (Voting Commenced)

9 TOWN MODERATOR: 106 yes, 3 no. Motion carries.

10 Ms. Beatty, Article 26.

11
12 ARTICLE NUMBER 26
13

14 MS. BEATTY: I think this is our last motion, yes.
15 So, this is about continued committees. I move that the
16 Town continue the following standing committees to June
17 30th of 2026; Community Preservation Committee, Cable TV
18 Advisory Committee, Veterans Memorial Committee, Sailing
19 Committee, Cemetery Advisory Committee, Coast Guard
20 Design and Development Advisory Committee, Town Charter
21 and By-Law Committee, Tennis Committee, Town Owned Land
22 Study Committee, Nahant Alternative Energy Committee,
23 Golf Course Management Advisory Committee, Cultural
24 Council, FEMA Flood Insurance Study Committee, Green

1 Community Committee, MVP Committee, and Noise Abatement
2 Committee.

3 TOWN MODERATOR: Seconded by Ms. Drayton.

4 MS. BEATTY: Did I miss one? What?

5 MR. BARLETTA: So, you'll notice that there were
6 three committees in the article that Barbara did not
7 read. The Open Space and Recreation Plan Committee,
8 that in a Town Meeting in 2023, Article 22, established
9 the Open Space Committee into the Town General By-Laws,
10 so it doesn't need to be continued by this body.

11 She also didn't mention the Nahant Fire Station
12 Architectural Assessment Committee, that committee has
13 been replaced by the Public Safety Design or Selection
14 Committee authorized by the Board of Selectmen.

15 And she also didn't mention the Short-Term Rental
16 Committee, that article -- that committee was created by
17 Town Meeting in 2021, and it stated the committee shall
18 dissolve on June 30th, 2024 or upon completion of two
19 tasks, drafting by-laws and presenting them to a future
20 Town Meeting, both of those tasks have been accomplished
21 and that date has passed.

22 So, those three committees are not included in
23 the motion.

24 TOWN MODERATOR: Discussion?

1 MR. BARANEK-OLMSTEAD: Brendan Baranek-Olmstead,
2 Summer Street. I encourage residents to support this
3 article. I do again ask the Town to consider looking at
4 funding a grant writer to support all of the departments
5 and the committees within the Town to seek funds from
6 State, FEDs and NGOs. Thank you.

7 TOWN MODERATOR: Name and --

8 MR. SMITH: My name is Carter Smith, 25 Pleasant
9 Street. I want to talk about -- we were talking about
10 the Airbnb, and you do have an ADU movement to an Airbnb,
11 and that would change how Airbnb is done, and I've been
12 doing the Airbnb for over 11 years.

13 TOWN MODERATOR: Excuse me, but we're -- the article
14 that we're discussing right now --

15 MR. SMITH: I'm sorry?

16 TOWN MODERATOR: -- is committees.

17 MR. SMITH: Oh, this is -- this is about the ADU.

18 TOWN MODERATOR: Yeah, we've moved on from that.

19 MR. SMITH: Oh, is that -- is that closed?

20 TOWN MODERATOR: We've moved -- yeah, we closed
21 that -- we voted on that article. I'm sorry.

22 MALE SPEAKER: Mr. Administrator, the Memorial Day
23 Committee was not mentioned in the committees.

24 MR. BARLETTA: The Memorial Day Committee is

1 part of our General By-Laws, so it doesn't need to
2 be continued by this body on an annual basis.

3 TOWN MODERATOR: Any further discussion?

4 Seeing and hearing none, let's make our final
5 vote of the day.

6 (Voting Commenced)

7 TOWN MODERATOR: 100 yes's to 2 no's. The motion
8 carries.

9 I want to thank everybody for coming. Seeing as
10 there's no further business in front of this meeting,
11 I declare it dissolved.

12 (Applause)

13 TOWN MODERATOR: Thank you.

14 (Nahant Annual Town Meeting Concluded)

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C E R T I F I C A T E

I, Susan M. Lobie, Certified Electronic Transcriptionist and Notary Public for the Commonwealth of Massachusetts, and a Court Approved Transcriptionist for Office Solutions Plus do hereby certify that the foregoing is a true and accurate transcript prepared to the best of my ability, from audio recordings of the Nahant Annual Town Meeting, provided to me by the Town of Nahant, Massachusetts, held on Saturday, May 17, 2025.

I, Susan M. Lobie, further certify that the foregoing is in compliance with the Administrative Office of the Trial Court Directive on Transcript Format.

I, Susan M. Lobie, further certify that I neither am counsel for, related to, nor employed by any of the parties to the action in which this hearing was taken, and further that I am not financially nor otherwise interested in the outcome of the action.

Proceedings recorded by electronic sound recording equipment. Transcript produced from computer.

Susan M Lobie

DATE: November 11, 2025

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Notary Public, Commonwealth of Massachusetts
My Commission Expires March 3, 2028