

TOWN OF NAHANT

COMMUNITY PRESERVATION COMMITTEE

Community Preservation Report — Spring 2026

An Introduction to the Community Preservation Act in Nahant

The Community Preservation Act (the “CPA” or the “Act”), M.G.L. 44B allows any city or Town in The Commonwealth of Massachusetts to adopt a property tax surcharge with revenues from this surcharge (and state matching funds) devoted to open space, historic preservation, affordable housing, and recreation. The first three of these areas must receive an allocation of at least 10% of each year's revenues. Open Space includes land for recreation, and as of July 2012 revenues may be appropriated for rehabilitation and capital improvements on land designated for recreational use.

Nahant was the sixty-second (62nd) community to accept the CPA at a Special Town Election in April 2004. The Act passed by a vote of 374 - 270. This action added a 3% surcharge to Town property taxes, with an exemption for the first \$100,000 of assessed value and with a further exemption for property owners who would qualify for low-income housing or low or moderate-income senior housing. The surcharge went into effect at the beginning of Fiscal Year 2005 (i.e. July 1, 2004-June 30, 2005). 201 communities have adopted CPA, 65% of the Commonwealth's cities and towns.

Consistent with the terms of the CPA and with a bylaw adopted at Nahant's 2004 Annual Town Meeting, a Community Preservation Committee (the “CPC”) was formed to study and recommend how Nahant's CPA revenues should be spent. One of the CPC's first acts was to develop a Mission Statement.

Mission Statement

The primary mission of the Community Preservation Committee (CPC) is to protect and enhance Nahant's unique character as a coastal residential community by facilitating efforts to preserve historic places and structures, to retain and protect open spaces, to increase and/or develop lands available for recreational use and to seek creative solutions to the problem of affordable housing in Nahant.

The CPC's process is consistent with the terms of the CPA. The Committee was formed to study and recommend to Town Meeting plans and proposals regarding the expenditure of Nahant's CPA revenues. The Committee serves as a reliable, predictable, and flexible clearing house for community preservation ideas, plans and activities recognizing its responsibility to represent the common interests and greater good of the Town.

In line with this, the CPC views itself as facilitator, advisor, and agent for funding recommendations. Town departments, civic organizations and property owners will be solicited for funding proposals. The committee, in turn, will provide plans and recommendations to the Town Meeting incorporating ideas and proposals that appear to best serve Nahant's community preservation needs.

This Year's Committee

The Community Preservation Committee for 2026-27, appointed by the Select Board currently consisted of three at-large members appointed by the Select Board (Paul Spirn, Ellen Goldberg, Austin Antrim), Select Board appointment Julie Tarmy, and representatives of the Historical Commission (Lynne Spencer), Housing Authority (David Wilson), Open Space Committee (Nancy Cantelmo). There are vacancies for representation by the Conservation Commission and the Planning Board. Lynne Spencer was elected Chair in 2018, succeeding Carl Easton who served as chair with dedication through December 31, 2017. Paul Spirn serves as Vice Chair/Clerk while Ellen Goldberg serves as financial administrator for the Committee. We are grateful for the administrative support by Kristin Taylor, Administrative Assistant, Town of Nahant and Alison Nieto, Town Administrator, who attends our meetings faithfully, offering insight and guidance. We also recognize with appreciation Barbara Beatty and Deborah Warren of the Advisory and Finance Committee who regularly joins us as the liaisons to Community Preservation Committee from that committee.

In preparation for the 2026 Annual Town Meeting, the CPC held numerous meetings, first to review and analyze the Town's resources as well as to identify the needs and possibilities for community preservation activities to enhance open space, affordable housing, historic preservation, and recreation in the Town (described in Section III) and then to develop its recommendations for projects to be funded. This year's recommendations are listed in the last section of this report. The Committee's recommendations for FY 2027 CPA grants will be presented to the Annual Town Meeting on May 16, 2026, for approval.

This year the Committee utilized a two-part process suggested by the Community Preservation Coalition, starting with an Eligibility Application which was due December 8, 2025. This brief application is intended to ensure that prospective full applications meet with the state's criteria guiding Community Preservation funding. The full applications were due January 30, 2026.

This document, the *Community Preservation Report Spring 2026*, is a summary of the CPC's work during the eleven-month period following the 2025 Annual Town Meeting. It contains the assessment of future needs, the process by which projects are evaluated, a history of appropriations (Appendix A), an update on previously funded projects (Appendix B), and the Committee FY' 27 recommendations and estimates of impacts on reserves (Appendix C).

We are currently in the twenty-first (21st) Fiscal Year since the acceptance of the Community Preservation Act by the Town of Nahant in 2004 and at this spring's Annual Town Meeting we will be making recommendations to appropriate the anticipated Fiscal Year 2027 CPA funds. The following summary therefore represents the entire history of CPA activity for Nahant through the FY2026 articles for funding approved by the Town Meeting on May 17, 2025.

STATUS OF CPA FUNDING AND PROJECTS

Spring 2026

The Surtax and State Matching Funds

Since adoption and through the current fiscal year, FY2026, the Town will have raised through its CPA surtax the sum of \$4,658,915.83.

This past November (2025) the Town of Nahant received a **40%** match of its net CPA surcharge from the State CPA Fund to conclude FY 2026. This latest reimbursement rate was a bit lower than our average over the years (64%) from inception through FY 2026 for which we have actual numbers, while FY 2027 is still estimated. In other words, the **Town has enjoyed a most favorable sixty-four percent return** on its monies raised by the surtax during the twenty-one years of Community Preservation in Nahant. In addition, many recipients have provided match in addition to the grant awards.

The Source of Community Preservation Funds is set forth below. Inclusive of matches provided by applicants, and exclusive of borrowings and through the coming fiscal year, the CPA will have provided the Town with \$16,016,727 to use for Community Preservation Act purposes.

	Nahant Surtax	State Match	Interest	Initial Principal Amount of Outstanding Borrowings	Total Funds
FY 05	\$128,654.25		\$880.92		\$129,535.17
FY 06	\$135,637.19	\$129,606.00	\$4,577.99		\$269,821.18
FY 07	\$142,738.27	\$137,073.00	\$21,348.54	\$450,000.00	\$751,159.81
FY 08	\$169,723.82	\$142,839.00	\$22,820.51		\$335,383.33
FY 09	\$169,296.31	\$171,436.00	\$8,461.80	\$625,000.00	\$974,194.11
FY 10	\$166,560.64	\$130,283.00	\$1,488.04		\$298,331.68
FY 11	\$168,141.27	\$101,543.00	\$1,280.31		\$270,964.58
FY 12	\$172,137.48	\$101,495.00	\$622.12		\$274,254.60
FY 13	\$175,869.40	\$103,780.00	\$591.78	\$150,000.00	\$430,241.18
FY 14	\$179,599.76	\$176,692.00	\$687.08		\$356,978.84
FY 15	\$187,852.49	\$131,607.00	\$882.09		\$320,341.58
FY 16	\$196,926.35	\$127,418.00	\$906.24		\$325,250.59
FY 17	\$207,429.05	\$93,525.00	\$2,115.77		\$303,069.82
FY 18	\$207,719.79	\$80,951.00	\$5,043.51		\$293,714.30
FY 19	\$228,738.77	\$104,916.00	\$6,856.73		\$340,511.50
FY 20	\$249,909.09	\$135,572.00	\$4,194.31	\$400,000.00	\$789,675.40
FY 21	\$271,459.52	\$175,243.00	\$1,857.35		\$448,559.87
FY 22	\$275,289.58	\$262,940.00	\$1,352.65	\$500,000.00	\$1,039,582.23
FY23	\$285,048.83	\$257,559.00	\$23,938.27	\$350,000.00	\$916,546.10
FY24	\$308,908.03	\$147,131.00	\$35,475.94		\$491,514.97
FY25	\$290,379.00	\$145,189.50	\$34,726.81		\$470,295.31
FY26	\$340,896.94	\$133,482.00	\$25,000.00	\$500,000.00	\$999,378.94
To date	\$4,658,915.83	\$2,990,280.50	\$205,108.76	\$2,975,000.00	\$10,829,305.09
FY27*	\$349,718.74	\$123,502.00	\$1,000.00		\$474,220.74
TOTAL	\$5,008,634.57	\$3,113,782.50	\$206,108.76	\$2,975,000.00	\$11,303,525.83

	Nahant Surtax	State Match	Interest	Initial Principal Amount of Outstanding Borrowings	Total Funds
FY 05	\$128,654.25		\$880.92		\$129,535.17
FY 06	\$135,637.19	\$129,606.00	\$4,577.99		\$269,821.18
FY 07	\$142,738.27	\$137,073.00	\$21,348.54	\$450,000.00	\$751,159.81
FY 08	\$169,723.82	\$142,839.00	\$22,820.51		\$335,383.33
FY 09	\$169,296.31	\$171,436.00	\$8,461.80	\$625,000.00	\$974,194.11
FY 10	\$166,560.64	\$130,283.00	\$1,488.04		\$298,331.68
FY 11	\$168,141.27	\$101,543.00	\$1,280.31		\$270,964.58
FY 12	\$172,137.48	\$101,495.00	\$622.12		\$274,254.60
FY 13	\$175,869.40	\$103,780.00	\$591.78	\$150,000.00	\$430,241.18
FY 14	\$179,599.76	\$176,692.00	\$687.08		\$356,978.84
FY 15	\$187,852.49	\$131,607.00	\$882.09		\$320,341.58
FY 16	\$196,926.35	\$127,418.00	\$906.24		\$325,250.59
FY 17	\$207,429.05	\$93,525.00	\$2,115.77		\$303,069.82
FY 18	\$207,719.79	\$80,951.00	\$5,043.51		\$293,714.30
FY 19	\$228,738.77	\$104,916.00	\$6,856.73		\$340,511.50
FY 20	\$249,909.09	\$135,572.00	\$4,194.31	\$400,000.00	\$789,675.40
FY 21	\$271,459.52	\$175,243.00	\$1,857.35		\$448,559.87
FY 22	\$275,289.58	\$262,940.00	\$1,352.65	\$500,000.00	\$1,039,582.23
FY23	\$285,048.83	\$257,559.00	\$23,938.27	\$350,000.00	\$916,546.10
FY24	\$308,908.03	\$147,131.00	\$35,475.94		\$491,514.97
FY25	\$290,379.00	\$145,189.50	\$1,000.00		\$436,568.50
To date	\$4,318,018.89	\$2,856,798.50	\$146,381.95	\$2,475,000.00	\$9,796,199.34
FY26*	\$308,756.00	\$123,502.00	\$1,000.00		\$433,258.00
TOTAL	\$4,626,774.89	\$2,980,300.50	\$147,381.95	\$2,475,000.00	\$10,229,457.34

The Outlook for Next Year

For the coming fiscal year, FY' 27, it is estimated that the Town of Nahant will receive \$123,502 as a state match against the estimated FY '27 CPA surcharge revenues of the town, \$349,718, as provided by the Assessor. This represents an estimate of approximately forty percent (35%) as a state match. Recent communiques from the Community Preservation Coalition describe softening of the state match capability due to a slowdown in the source of a state match – real estate activity and document fees filings in the state's Registries of Deeds. The CPA Trust Fund is estimated to be lower than the previous year. While the number of participating communities has continued to grow, the outlook for Community Preservation to benefit the participating communities remains steady with the benefits being substantial for participating communities. As a 3% community, Nahant stands to receive more benefit from the grant distribution cycles.

The Leverage of CPA Grants

In addition to receiving the state match each year, the Town has leveraged additional multiples of private and public monies with its use of CPA funds. Much of this money would not have been spent if the CPA were not there to fill

funding gaps and to stimulate qualifying projects. Since adoption of the CPA, of the 127 projects approved (through FY 26), 27 have had conditions for matching funds.

Of the approved projects with a total project cost of \$16,016,727, the Town's share (raised by the surtax) of the awards for those projects, \$5,733,246 represents approximately 36% of the total cost of the approved projects. In other words, the Town has been able to achieve a leverage of 3:1 from its local CPA surtax, which means the Town only has to provide approximately 36 cents of every dollar needed for funded projects.

<u>Projects FY 26</u>	<u>Total Project Cost</u>	<u>Grant</u>	<u>Town share of Grant</u>	<u>Required Grant Match</u>	<u>Additional Investment</u>	<u>Town's share as % of Total Cost</u>
Total Twenty-One Years	\$16,016,727	\$10,316,274	\$5,733,246	\$4,800,262	\$458,000	36%

The entire Leverage report is detailed in Appendix A.

The Status of Funded Projects

Appendix B lists the projects approved in each of the prior Fiscal Years, showing the applicant, the category, or categories under CPA that the grant was made, a brief description of the project, the original amount of the grant, the amount of the grant expended to date and a brief description of the status of the project.

The Assessment Process

To evaluate the Town's community preservation needs and make decisions on which projects should be funded, the Community Preservation Committee gathers information and ideas from Nahant citizens and groups who are knowledgeable about each of the community preservation areas. For instance, members of the CPC, if not the entire Committee, regularly consult with members of the Planning Board, the Historic Commission, the Conservation Commission, the Open Space and Recreation Commission, and the Nahant Housing Authority.

Based on the information gathered, the CPC each year develops an assessment of Nahant's goals and needs in each of the community preservation areas. Some projects are ready for immediate action and are being recommended by the CPC, while others are still being considered and developed. The process itself is a valuable one as it allows the CPC and the Town to balance priorities and plan, not only for current projects and needs, but for years ahead.

This Year's Needs Assessment

As part of this year's process, the CPC held a public informational hearing on November 17, 2025, for potential FY27 grants. CPC publicized the hearing through an article in the *Lynn Daily Item* plus a direct mailing to town committees, board chairpersons and non-profit organizations in Nahant.

The following items were made available to the members of the CPC via prior distribution, and to the general public via paper handouts at this meeting and by posting on the Town's website:

- Town of Nahant Community Preservation Committee, Grant Application Package & Eligibility Submission Form
- Chart of Community Preservation Fund Allowable Spending Purposes.

This was an informational session to answer questions and to gather information for the assessment of the Town's community preservation needs.

At the public hearing the Chair put forth a history of the CPA, its basic funding mechanism, the appropriations mechanism and the Committee's (CPC) history over the years in Nahant, that we were the 42nd municipality to adopt and that there are now 201 adopting municipalities. The Committee pointed out that although the CPC makes recommendations (to both the Finance Committee and Town Meeting), all projects are voted on and approved (or not) by Town Meeting. The three purposes of the Act were described: Housing, Historic Preservation, Open Space and Recreation as eligible projects and that the Act specifically excludes maintenance expenditures. The required 10% requirements for Housing, Historic, and Open Space funding were discussed.

A public discussion, led by Lynne Spencer, solicited questions, ideas, and comments from the audience of participating citizens, to which, she, other members of the CPC and the Town Administrator responded.

The deadline for the Eligibility Application for FY27 was December 8, 2025, with the full CPA Application due January 30, 2026. This two-part process was productive in clarifying eligibility per the state CPA guidelines and helping applicants hone their applications.

Applications received for FY27:

Applicant

Project

Nahant Open Space & Rec
Committee/Town of Nahant

Lodge Park Restoration

Nahant Open Space & Rec
Committee/Town of Nahant

Bailey’s Hill Restoration

Town of Nahant
Nahant Housing Authority

Town Hall Handicap Ramp
Replace 3 asphalt roofs – Emerald Road

Town of Nahant

Open Space Master Plan – Unpaid invoice

Town of Nahant

Little League Lighting Project

The Selection Process

The applications were reviewed according to the grant guidelines developed by the Committee and according to the standards set forth in the Community Preservation Act legislation. During the application review period, applicants were invited to meet with the Committee to clarify their proposals and answer questions. In evaluating proposed projects committee used criteria set forth below. As the law requires, Town Meeting must approve all Community Preservation Committee funding recommendations.

The Community Preservation Committee requires that all proposed projects be eligible for CPA funding according to the requirements described in the CPA legislation. Funds collected under the Community Preservation Act can only be spent for four community preservation areas: open space, historic preservation, affordable housing, and recreational uses. At least 10% of the funds received in any fiscal year must be spent or set aside for each of the first three of those areas (open space, historic preservation, affordable housing). The remaining 70% of each year's funds can be spent in any of the four areas, as determined by the needs of the community. Funding may include acquisitions of ownership interests in real estate, acquisitions of easements and rights of way, acquisitions of land use restrictions (affordable housing, historic preservation and conservation), leases, studies (architectural, engineering, environmental, legal and other technical assistance). Funds also may be appropriated for the creation or support of affordable housing or for preservation or restoration purposes. However, CPA funds cannot be spent on maintenance, i.e. non-capital expenditures for ongoing upkeep of building or landscapes. Up to 5% of annual Community Preservation revenues can be spent on administrative and operating expenses of the Community Preservation Committee.

Projects are then evaluated with consideration of the Selection Criteria adopted by the Town of Nahant CPC. That criteria used to assess proposed projects are:

Selection Criteria

- How will the proposed project contribute to the preservation of Nahant’s unique character and enhance Nahant’s quality of life?
- Is the proposed project consistent with town planning documents that have received wide input and scrutiny?
- What is the feasibility of the proposed project?
- How “time sensitive” is the project? Is it urgent?
- Is the cost of this project proportionate to its objectives?
- In general, will the project serve multiple needs?
- Specifically, will the project serve more than one CPA category (*i.e.* affordable housing, open space, historic preservation, or recreation)?
- Does the project demonstrate community support?

- Will the project preserve currently owned town assets?
- Will the project involve the acquisition and/or protection of threatened resources?
- Will the project involve multiple sources of funding, or will it leverage other public and/or private funding sources or in-kind services?
- If multiple sources of funding are involved, are commitments from other sources documented?
- Will this project stimulate other public/private projects in Nahant

Grant Acceptance

All grant recipients must fulfill obligations and are required to formally accept the Grant and to sign the Grant Contract, the form of which, together with Grant Requirements and Procurement Guidelines are detailed in the Grant Application Package that is found on the CPC's web page on the Town's web site: <https://nahant.org/cpc-grant-application/>.

Solicitation of Proposals

The Community Preservation Committee welcomes new project proposals that may contribute to community preservation in Nahant. Please contact the CPC with any suggestions or questions.

Respectfully Submitted,

Lynne Spencer, Chair

April 27, 2026

**APPENDIX A Nahant Community Preservation Committee
LEVERAGE REPORT – Inception through Current Fiscal Year**

<u>Projects FY 06</u>	<u>Total Project Cost</u>	<u>Grant</u>	<u>Town share of Grant</u>	<u>Required Grant Match</u>	<u>Additional Investment</u>	<u>Town's share as % of Total cost</u>
Life-Saving Station	\$135,000	\$135,000	\$62,500	None; \$300,000 spent previously		50%
Bailey's Hill Gazebo	\$18,000	\$10,000	\$5,000	\$8,000	\$1,000	28%
Building Study	\$1,500	\$1,500	\$750	None		50%
Master Plan Phase 1(both grants)	\$20,000	\$10,000	\$5,000	None	\$10,000	25%
Totals FY 06	<u>\$1174,500</u>	<u>\$156,500</u>	<u>\$73,2500</u>	<u>\$8,000</u>	<u>\$11,000</u>	<u>42%</u>

<u>Projects FY 07</u>	<u>Total Project Cost</u>	<u>Grant</u>	<u>Town share of Grant</u>	<u>Required Grant Match</u>	<u>Additional Investment</u>	<u>Town's share as % of Total cost</u>
Live-Saving Station	\$1,085,000	\$450,000	\$225,000	\$450,000	\$185,000	21%
Generator	\$19,000	\$19,000	\$9,500	None		50%
Master Plan Phase 2	\$30,000	\$15,000	\$7,500	None	\$15,000	25%
Cemetery	\$30,000	\$15,000	\$7,500	None	\$15,000	25%
Playgrounds	\$44,000	\$20,000	\$10,000	\$20,000	\$4,000	23%
Dory Club Phase 1	\$130,000	\$40,000	\$20,000	\$40,000	\$50,000	15%
Village Church	\$138,000	\$50,000	\$25,000	\$50,000	\$38,000	18%
Totals FY 07	<u>\$1,647,000</u>	<u>\$609,000</u>	<u>\$304,500</u>	<u>\$560,000</u>	<u>\$307,000</u>	<u>21%</u>
Totals 2 Years	<u>\$1, 821,500</u>	<u>\$765,500</u>	<u>\$377,750</u>	<u>\$568,000</u>	<u>\$318,000</u>	<u>20.7%</u>

<u>Projects FY 08</u>	<u>Total Project Cost</u>	<u>Grant</u>	<u>Town share of Grant</u>	<u>Required Grant Match</u>	<u>Additional Investment</u>	<u>Town's share as % of Total cost</u>
Forty Steps Beach	\$150,000	\$150,000	\$75,000	None		50%
Military Housing Study	\$17,500	\$17,500	\$8,750	None		50%
Nahant LL Study	\$2,000	\$2,000	\$1,000	None		50%
Heritage Trails	\$53,500	\$23,500	\$11,750	None	\$30,000	22%
Totals FY '08	<u>\$223,000</u>	<u>\$193,000</u>	<u>\$96,500</u>		<u>\$30,000</u>	<u>43%</u>
Totals 3 Years	<u>\$2,044,500</u>	<u>\$958,500</u>	<u>\$474.250</u>	<u>\$568,000</u>	<u>\$348,000</u>	<u>23.2%</u>

**APPENDIX A Nahant Community Preservation Committee
LEVERAGE REPORT – Inception through Current Fiscal Year**

<u>Projects FY 09</u>	<u>Total Project Cost</u>	<u>Grant</u>	<u>Town share of Grant</u>	<u>Required Grant Match</u>	<u>Additional Investment</u>	<u>Town's share as % of Total cost</u>
Chairlift and Housing Improvements	\$24,000	\$24,000	\$12,000	None		50%
Library, Chapel and Town Hall	\$200,000	\$200,000	\$100,000	None		50%
Heritage Trails	\$40,000	\$20,000	\$10,000	None	\$20,000	25%
Town Wharf	\$700,000	\$700,000	\$350,000	None		50%
Total FY '09	\$964,000	\$944,000	\$472,000		\$20,000	49%
Total 4 Years	<u>\$3,008,500</u>	<u>\$1,902,500</u>	<u>\$946,250</u>	<u>\$568,000</u>	<u>\$368,000</u>	<u>31.5%</u>

<u>Projects FY 10</u>	<u>Total Project Cost</u>	<u>Grant</u>	<u>Town share of Grant</u>	<u>Required Grant Match</u>	<u>Additional Investment</u>	<u>Town's share as % of Total cost</u>
Housing Authority Windows and Storm Doors	\$100,000	\$60,000	\$33,708	None	\$40,000	35%
Community Garden	\$10,000	\$10,000	\$5,618	None		56%
Public Way Study	\$12,500	\$12,500	\$7,022	None		56%
Total FY '10	\$122,500	\$82,500	\$46,348		\$40,000	38%
Total 5 Years	<u>\$3,131,000</u>	<u>\$1,985,000</u>	<u>\$992,598</u>	<u>\$568,000</u>	<u>\$408,000</u>	<u>31.7%</u>

<u>Projects FY 11</u>	<u>Total Project Cost</u>	<u>Grant</u>	<u>Town share of Grant</u>	<u>Required Grant Match</u>	<u>Additional Investment</u>	<u>Town's share as % of Total cost</u>
Roof Replacement	\$40,000	\$40,000	\$25,157	None		63%
Library	\$45,000	\$45,000	\$28,302	None		63%
Dune Restoration	\$5,000	\$5,000	\$3,145	None		63%
Town Wharf	\$40,000	\$40,000	\$25,157	None		63%
Public Way Study	\$10,000	\$10,000	\$6,289	None		63%
Total FY '11	\$140,000	\$140,000	\$88,050			63%
Total 6 Years	<u>\$3,271,000</u>	<u>\$2,125,000</u>	<u>\$1,080,648</u>	<u>\$568,000</u>	<u>\$408,000</u>	<u>33%</u>

**APPENDIX A Nahant Community Preservation Committee
LEVERAGE REPORT – Inception through Current Fiscal Year**

<u>Projects FY 12</u>	<u>Total Project Cost</u>	<u>Grant</u>	<u>Town share of Grant</u>	<u>Required Grant Match</u>	<u>Additional Investment</u>	<u>Town's share as % of Total cost</u>
Public Way Study	\$11,240	\$11,240	\$7,025			60%
Community Garden	\$15,000	\$15,000	\$9,375			60%
Ellingwood Chapel	\$5,000	\$5,000	\$3,145			60%
Cemetery	\$4,000	\$4,000	\$2,500			60%
Master Plan and NLSS	\$190,000	\$190,000	\$118,750		\$50,000	60%
Total FY '12	\$225,240	\$225,240	\$140,795		\$50,000	60%
Total 7 Years	\$3,496,240	\$2,350,240	\$1,221,443	\$568,000	\$458,000	34.5%

<u>Projects FY 13</u>	<u>Total Project Cost</u>	<u>Grant</u>	<u>Town share of Grant</u>	<u>Required Grant Match</u>	<u>Additional Investment</u>	<u>Town's share as % of Total cost</u>
Spindrift Chair Lift	\$12,710	\$12,710	\$7,875.00	None		63%
Public Way Study	\$12,500	\$12,500	\$8,007.30	None		63%
Total FY '13	\$25,210	\$25,210	\$15,882.30	None		63%
Total 8 Years	\$3,521,450	\$2,375,450	\$1,237,325.30	\$568,000	\$458,000	35.1%

<u>Projects FY 14</u>	<u>Total Project Cost</u>	<u>Grant</u>	<u>Town share of Grant</u>	<u>Required Grant Match</u>	<u>Additional Investment</u>	<u>Town's share as % of Total cost</u>
Nahant Town Library; windows, loggia, skylight	\$30,000	\$30,000	\$15,000			50%
Recreation Study	\$25,000	\$25,000	\$12,500			50%
Town Wharf (ramp to Marjoram Hill Park)	\$500,000	100,000	\$100,000	\$400,000		20%
Town Wharf (Dory Club around and ramp wall)	\$65,000	\$65,000	\$32,500			50%
Town Hall Auditorium Windows Weather strip	\$10,000	\$10,000	\$5,000			50%
Ellingwood Chapel Electrical Upgrades	\$10,000	\$10,000	\$5,000			50%
Total FY '14	\$640,000	\$240,000	\$165,000	\$400,000		26.6%

**APPENDIX A Nahant Community Preservation Committee
LEVERAGE REPORT – Inception through Current Fiscal Year**

Total 9 Years	<u>\$4,161,450</u>	<u>\$2,615,450</u>	<u>\$1,402,325</u>	<u>\$968,000</u>	<u>\$458,000</u>	<u>33.7%</u>
----------------------	---------------------------	---------------------------	---------------------------	-------------------------	-------------------------	---------------------

<u>Projects FY 15</u>	<u>Total Project Cost</u>	<u>Grant</u>	<u>Town share of Grant</u>	<u>Required Grant Match</u>	<u>Additional Investment</u>	<u>Town's share as % of Total cost</u>
Town Records Preservation, year 1 of 5	\$31,319	\$31,319	\$19,502			62.3%
Town Hall Interior Stair Case Rehabilitation	\$15,000	\$15,000	\$9,342			62.3%
Town Hall HVAC lower level	\$45,74	\$45,745	\$28,485			62.3%
Town Hall Preserve Exterior Balcony	\$15,000	\$15,000	\$9,342			62.3%
Total FY '15	\$107,064	\$107,064	\$66,671			62.3%
Total 10 Years	<u>\$4,268,514</u>	<u>\$2,722,514</u>	<u>\$1,468,996</u>	<u>\$968,000</u>	<u>\$458,000</u>	<u>34.4%</u>

<u>Projects FY 16</u>	<u>Total Project Cost</u>	<u>Grant</u>	<u>Town share of Grant (58.8%)</u>	<u>Required Grant Match</u>	<u>Additional Investment</u>	<u>Town's share as % of Total cost</u>
Town Records Preservation, year 2 of 5	\$28,373	\$28,373	\$16,690			58.8%
Town Hall Flag Pole Preservation	\$15,000	\$15,000	\$8,823.53			58.8%
Fire Station Study	\$15,000	\$15,000	\$8,823.53			58.8%
Wharf Ramp and Sea Wall Study	\$25,000	\$25,000	\$14,705.88			58.8%
Cemetery Records DB	\$16,500	\$16,500	\$9,705.88			58.8%
Platform Tennis at NCC	\$60,000	\$20,000	\$11,764.71	\$40,000		19.5%
Ellingwood Electric	\$20,000	\$20,000	\$11,764.71			58.8%
Library Building Study	\$20,000	\$20,000	\$11,764.71			58.8%
NLSS Site Plan and Stairs	\$100,000	\$95,000	\$55,882.35	5,000		55.9%
Cross index Building Dept. records	\$5,000	\$5,000	2,941.18			58.8%
Total FY '16	\$304,873	\$259,873	\$152,866.48	\$45,000		50.1%

**APPENDIX A Nahant Community Preservation Committee
LEVERAGE REPORT – Inception through Current Fiscal Year**

Total 11 Years	<u>\$4,573,387</u>	<u>\$2,982,387</u>	<u>\$1,621,862.78</u>	<u>\$1,013,000</u>	<u>\$458,000</u>	<u>35.5%</u>
-----------------------	---------------------------	---------------------------	------------------------------	---------------------------	-------------------------	---------------------

Projects FY 17	<u>Total Project Cost</u>	<u>Grant</u>	<u>Town share of Grant (60.6%)</u>	<u>Required Grant Match</u>	<u>Additional Investment</u>	<u>Town's share as % of Total cost</u>
Town Records Preservation, year 3 of 5	\$27,030	\$27,030	\$1,6380.18			60.6%
Cross Index Building Department Records	\$5,000	\$5,000	\$3,030.00			60.6%
Preserve Town Hall Cupola	\$90,000	\$90,000	\$54,540			60.6%
Library Art, Furnishings, and Artifact Preservation	\$21,000	\$21,000	\$12,726			60.6%
Town Wharf Rehabilitation, match for Seaport Advisory Grant	\$643,820	\$233,820	\$141,694.92	\$410,000		22%
Total FY '17	\$786,850	\$376,850	\$228,371.10	\$410,000		29%
Total 12 Years	<u>\$5,360,237</u>	<u>\$3,359,237</u>	<u>\$1,850,233.88</u>	<u>\$1,423,000</u>	<u>\$458,0000</u>	<u>34.5%</u>

Projects FY 18	<u>Total Project Cost</u>	<u>Grant</u>	<u>Town share of Grant (61%)</u>	<u>Required Grant Match</u>	<u>Additional Investment</u>	<u>Town's share as % of Total cost</u>
Comprehensive building envelope assessment for Town Hall, Public Library & Ellingwood Chapel	\$35,000	\$35,000	\$21,350			61%
Town Records Preservation, year 4 of 5	\$26,634	\$26,634	\$16,002.74			61%
Town Hall – Masonry repairs	\$30,000	\$30,000	\$18,300			61%
Town Hall – Handicapped Access Study	\$10,000	\$10,000	\$6,100			61%
Public Library – Exterior and Interior Repairs	\$85,000	\$85,000	\$51,850			61%
Ellingwood Chapel – Restoration of 3 sets of doors	\$30,000	\$20,000	\$12,200			61%
Lifesaving Station – roof run-off control at north entries	\$10,000	\$10,000	\$6,000			61%
25 Furbush Road – acquisition and site restoration	\$30,650	\$20,650	\$12,596.50	\$10,000		39%

**APPENDIX A Nahant Community Preservation Committee
LEVERAGE REPORT – Inception through Current Fiscal Year**

Total FY '18	\$257,284	\$237,284	\$144,399.24	\$10,000		58%
Total 13 Years	<u>\$5,617,521</u>	<u>\$3,596,521</u>	<u>\$1,994,633.12</u>	<u>\$1,433,000</u>	<u>\$458,000</u>	<u>35.5%</u>

Projects FY 19	<u>Total Project Cost</u>	<u>Grant</u>	<u>Town share of Grant (54%)</u>	<u>Required Grant Match</u>	<u>Additional Investment</u>	<u>Town's share as % of Total cost</u>
Town Records Preservation year 5 of 5	\$27,020	\$27,020	\$14,509.80			54%
Nahant Historical Society Artifacts Cataloging	\$5,685	\$5,685	\$ 3,069.90	In-kind services		54%
Ellingwood Chapel	\$162,000	\$112,000	\$60,480.00	\$50,000		39.8%
Nahant Public Library	\$25,000	\$25,000	\$12,500.00			54%
Town Hall	\$45,000	\$45,000	\$24,300.00			54%
Community Center	\$30,000	\$20,000	\$10,800.00	\$10,000		36%
Wharf Gangway	\$7,750	\$7,750	\$4,185.00			54%
Wetlands Mapping	\$10,000	\$10,000	\$5,400.00			54%
Total FY '19	\$312,455	\$252,455	135,244.70	\$60,000		49.97%
Total 14 Years	<u>\$5,929,976</u>	<u>\$3,848,976</u>	<u>\$2,129,877.82</u>	<u>\$1,493,000</u>	<u>\$458,000</u>	<u>35.9%</u>

Projects FY 20	<u>Total Project Cost</u>	<u>Grant</u>	<u>Town share of Grant (50%)</u>	<u>Required Grant Match</u>	<u>Additional Investment</u>	<u>Town's share as % of Total cost</u>
Nahant Public Library	\$519,000	\$400,000	\$200,000	\$70,000		38.5%
Tennis & Basketball Courts, Flash Road	\$160,000	\$160,000	\$80,000			50%
Johnson School Basketball Court	\$5,000	\$5,000	\$2,500			50%
Softball Field, Nahant Road	\$15,000	\$15,000	\$7,500			50%
Council on Aging Kitchen, Town Hall	\$100,000	\$50,000	\$25,000	\$50,000		25%
Tudor Beach stairs	\$20,000	\$20,000	\$10,000			50%
Open Space Master Plan	\$30,000	\$30,000	\$15,000			50%
Total FY '20	\$849,000	\$680,000	\$340,000	\$120,000		37.64%
Total 15 Years	<u>\$6,778,976</u>	<u>\$4,528,976</u>	<u>2,469,877.82</u>	<u>\$1,613,000</u>	<u>\$458,000</u>	<u>36.4%</u>

**APPENDIX A Nahant Community Preservation Committee
LEVERAGE REPORT – Inception through Current Fiscal Year**

<u>Projects FY 21 – FY 22</u>	<u>Total Project Cost</u>	<u>Grant</u>	<u>Town share of Grant (50%)</u>	<u>Required Grant Match</u>	<u>Additional Investment</u>	<u>Town's share as % of Total cost</u>
Nahant Little League	\$47,375	\$32,375	\$16,187.50	\$15,000		34%
American Legion	\$4,000	\$4,000	\$2,000			50%
Flash road Tennis & Basketball Court	\$120,000	\$120,000	\$ 60,000			50%
Public Library: 10-year bond	\$620,000	\$500,000	\$250,000			50%
Ellingwood Chapel	\$50,000	\$50,000	\$25,000			50%
Wharf floating dock and gangway	\$83,830	\$17,000	\$8,500	\$66,830		10%
Window replacement, 41-53 & 75-77 Spring Road	\$45,000	\$45,000	\$22,500			50%
Envelope Restoration, 155 Greystone Road	\$155,000	\$155,000	\$77,500			50%
Bailey's Hill Park, Fort Ruckman area	\$41,000	\$41,000	\$20,500			50%
Lowlands Softball Fields	\$27,000	\$27,000	\$13,500			50%
Town Hall: Handicapped Access Improvements	\$165,000	\$165,000	\$82,500			50%
Little Nahant Playground	\$24,000	\$24,000	\$12,000			50%
Basketball Court, Spring Road	\$12,000	\$12,000	\$6,000			50%
East Point, Conservation Restriction: 30-year bond	\$4,500,000	\$1,500,000	\$750,000	\$3,000,000		17%
Total FY '22	\$5,894,205	\$2,692,375	\$1,346,188	\$3,081,830		23%
Total 17 Years	<u>\$12,673,181</u>	<u>\$7,221,351</u>	<u>\$3,816,065</u>	<u>\$4,694,830</u>	<u>\$458,000</u>	<u>30.1%</u>

**APPENDIX A Nahant Community Preservation Committee
LEVERAGE REPORT – Inception through Current Fiscal Year**

<u>Projects FY 23</u>	<u>Total Project Cost</u>	<u>Grant</u>	<u>Town share of Grant (53%)</u>	<u>Required Grant Match</u>	<u>Additional Investment</u>	<u>Town's share as % of Total cost</u>
Nahant Historical Society Document Restoration	\$41,450	\$18,464	\$9,785.92			24%
Nahant Lifesaving Station Boat Room Doors	\$80,000	\$64,000	\$33,920.00	\$16,000		42%
Village Church universal access to entrances	\$50,000	\$40,000	\$21,200.00	\$10,000		42%
Johnson School Heritage Trail enhancement	\$41,000	\$11,000	\$5,830.00	\$1,000		14%
Housing Production Plan	\$75,000	\$75,000	\$39,750.00			53%
Town Hall Assembly Room Acoustic and Lighting upgrades	\$100,000	\$100,000	\$53,000.00			53%
Greenlawn Cemetery walls and arch/Town Hall improvements Bond	\$350,000	\$350,000	\$185,500.00			53%
Greenlawn Cemetery/Town Hall improvements Year 1 debt payment	\$54,950	\$54,950	\$29,123.50			53%
Little Nahant Playground Equipment	\$100,000	\$60,000	\$31,800.00			32%
Bailey's Hill Restoration	\$50,000	\$25,000	\$13,250.00			27%
Lodge Park Maintenance Plan	\$7,500	\$4,500	\$2,385.00	\$3,000		32%
Town Hall Flagpole rehabilitation	\$25,000	\$7,500	\$3,975.00			16%
Public Library Bond payment Year 1; FY21 borrowing	\$70,000	\$70,000	\$37,100.00			53%
Public Library Bond payment Year 3: FY19 borrowing	\$60,400	\$51,695	\$27,398.35			45%
Total FY '23	\$1,105,300	\$932,109	\$494,017.77	\$30,000		45%
Total 18 Years	<u>\$13,778,481.00</u>	<u>\$8,153,460.00</u>	<u>\$4,310,083.09</u>	<u>\$4,724,830.00</u>	<u>\$458,000.00</u>	<u>31%</u>

**APPENDIX A Nahant Community Preservation Committee
LEVERAGE REPORT – Inception through Current Fiscal Year**

<u>Projects FY23-24</u>	<u>Total Project Cost</u>	<u>Grant</u>	<u>Town share of Grant (63%)</u>	<u>Required Grant Match</u>	<u>Additional Investment</u>	<u>Town's share as % of Total cost</u>
Flash Rd Pickleball Courts	\$78,330	\$71,720	\$45,183.60	\$6,610		58%
Digitize Nahant School Records	\$23,775	\$23,775	\$14,978			63%
Restore Fort Ruckman section of Bailey's Hill	\$38,690	\$38,690	\$24,375			63%
Restoration projects at Lodge Park on East Point	\$29,700	\$28,700	\$18,081	\$1,000		61%
Planting Trees at Kelley Greens and repair pedestrian bridges	\$50,000	\$50,000	\$31,500			63%
Planning Rights of Way	\$20,000	\$20,000	\$12,600			63%
Preservation of Town Vital Records	\$25,000	\$25,000	\$15,750			63%
Town Hall/Cemetery Bond payment Year 1 FY23 borrowing	\$52,850	\$52,850	\$33,296			63%
Library/Town Bond payment Year 2; FY21 borrowing	\$68,000	\$68,000	\$42,840			63%
Library Bond payment Year 4; FY19 borrowing	\$50,152	\$50,152	\$31,596			63%
Total FY '23-24	\$436,497	\$428,887	\$270,199	\$7,610		62%
Total 19 Years	\$14,214,978	\$8,582,347	\$4,580,282	\$4,732,440	\$458,000	32%

<u>Projects FY 25</u>	<u>Total Project Cost</u>	<u>Grant</u>	<u>Town share of Grant (62%)</u>	<u>Required Grant Match</u>	<u>Additional Investment</u>	<u>Town's share as % of Total cost</u>
Flash Road Master Plan	\$55,000	\$44,000	\$27,280	\$11,000		50%
Heritage Trail at Goddard Drive	\$20,000	\$20,000	\$12,400			62%
Little League Field Lighting	\$95,000	\$75,000	\$46,500	\$20,000		49%
Fort Ruckman Restoration	\$81,515	\$78,515	\$48,679	\$3,000		60%
Beach Accessibility	\$50,000	\$50,000	\$31,000			62%
Forest Playground Boulder Scramble	\$16,422	\$15,600	\$9,672	\$822		59%
Town Hall/Cemetery Bond payment Year 2 FY23 borrowing	\$60,000	\$60,000	\$37,200			62%

**APPENDIX A Nahant Community Preservation Committee
LEVERAGE REPORT – Inception through Current Fiscal Year**

Library/Town Bond payment Year 3; FY21 borrowing	\$52,000	\$52,000	\$32,240			62%
Library Bond payment Year 5; FY19 borrowing	\$40,000	\$40,000	\$24,800			62%
Total FY '25	\$469,937	\$435,115	\$269,771	\$34,822	\$0.00	57%
Total 20 Years	<u>\$14,684,915</u>	<u>\$9,017,462</u>	<u>\$4,850,053</u>	<u>\$4,767,262</u>	<u>\$458,000</u>	<u>33%</u>

<u>Projects FY24-25</u>	<u>Total Project Cost</u>	<u>Grant</u>	<u>Town share of Grant (67%)</u>	<u>Required Grant Match</u>	<u>Additional Investment</u>	<u>Town's share as % of Total cost</u>
Flash Road Master Plan	\$55,000	\$44,000	\$29,480	\$11,000		54%
Heritage Trail at Goddard Drive	\$20,000	\$20,000	\$13,400			67%
Little League Field Lighting	\$95,000	\$75,000	\$50,250	\$20,000		53%
Fort Ruckman Restoration	\$81,515	\$78,515	\$52,605	\$3,000		65%
Beach Accessibility	\$50,000	\$50,000	\$33,500			67%
Forest Playground Boulder Scramble	\$16,422	\$15,600	\$10,452	\$822		64%
Town Hall/Cemetery Bond payment Year 2 FY23 borrowing	\$60,000	\$60,000	\$40,200			67%
Library/Town Bond payment Year 3; FY21 borrowing	\$52,000	\$52,000	\$34,840			67%
Library Bond payment Year 5; FY19 borrowing	\$40,000	\$40,000	\$26,800			67%
Total FY '24-25	\$469,937	\$435,115	\$291,527	\$34,822		62%
Total 20 Years	<u>\$14,684,915</u>	<u>\$9,017,462</u>	<u>\$4,871,809</u>	<u>\$4,767,262</u>	<u>\$458,000</u>	<u>33%</u>

<u>Projects FY 26</u>	<u>Total Project Cost</u>	<u>Grant</u>	<u>Town share of Grant (68%)</u>	<u>Required Grant Match</u>	<u>Additional Investment</u>	<u>Town's share as % of Total cost</u>
Nahant Life Saving Station Roof	\$180,000	\$150,000	\$102,000	\$30,000		57%
Spring Road Roof Projects	\$40,000	\$40,000	\$27,200			68%
Fort Ruckman Restoration	\$42,345	\$39,345	\$26,755	\$3,000		63%
Pleasant Street Playground	\$50,000	\$50,000	\$34,000			68%
Library Renovation/ Yr 1 borrowing	\$778,500	\$778,500	\$529,380			68%

**APPENDIX A Nahant Community Preservation Committee
LEVERAGE REPORT – Inception through Current Fiscal Year**

Town Hall/Cemetery Bond payment Year 3 FY23 borrowing	\$30,848	\$30,848	\$20,977			68%
Library/Town Bond payment Year 4; FY21 borrowing	\$26,058	\$26,058	\$17,720			68%
Library Bond payment Year 6; FY19 borrowing	\$184,061	\$184,061	\$125,161			68%
Total FY '26	\$1,331,812	\$1,298,812	\$883,192	\$33,000	0.00	66%
Total 21 Years	<u>\$16,016,727</u>	<u>\$10,316,274</u>	<u>\$5,733,246</u>	<u>\$4,800,262</u>	<u>\$458,000</u>	<u>36%</u>

**APPENDIX B Nahant Community Preservation Committee
FUNDED PROJECTS STATUS REPORT as of 4/27/26**

<u>Projects FY 2006</u>	<u>Applicant</u>	<u>CPA Category and Project Description</u>	<u>Appropriation Amount</u>	<u>Expended</u>	<u>Status and Comments</u>
Nahant Life-Saving Station	Town of Nahant Life-Saving Station Committee	Historic: Exterior renovations to station building	\$135,000.00	(\$135,000.00)	Completed
Bailey's Hill Gazebo	Women's Club	Historic: Construction of historic gazebo at Bailey's Hill	\$10,000.00	(\$10,000.00)	Completed
Building Study	American Legion	Historic: Existing conditions study of Legion building	\$1,500.00	(\$1,482.00)	Completed \$18 returned to CPA General Reserve
Legion Porch Repair	American Legion	Historic: Porch replacement and structural repairs Legion building	\$7,500.00	\$0.00	Not accepted \$7,500 returned to CPA General Reserve
Master Plan	Planning Board	Housing: Master Plan-community housing aspects	\$5,000.00	(\$3,404.20)	Unexpended balance \$1595.80 transferred for Public Ways Study
Master Plan	Planning Board	Open Space: Master Plan-open space elements	\$5,000.00	(\$5,000.00)	Expended entirely
Administrative	CPC	Annual administrative costs of the committee	\$5,000.00	(\$1,810.13)	\$3,189.87 not used and returned to CPA Reserve

**APPENDIX B Nahant Community Preservation Committee
FUNDED PROJECTS STATUS REPORT as of 4/27/26**

<u>Projects 2007</u>	<u>Applicant</u>	<u>CPA Category and Description of Project</u>	<u>Appropriation Amount</u>	<u>Expended</u>	<u>Comments</u>
Nahant Life-Saving Station	Town of Nahant Life-Saving Station Committee	Historic Renovations to station and garage building and grounds; construction of community bathrooms and showers	\$450,000 by Borrowing	(\$450,000.00)	Funds expended
Housing Generator	Housing Authority	Housing Emergency generator	\$19,000.00	(\$19,000.00)	Completed
Master Plan	Planning Board	Housing and Open Space Master Plan	\$15,000.00	(\$1,734.00)	\$8,266 transferred to Public Ways Study in FY11; \$5000 transferred to Public Ways Study in FY12
Greenlawn Cemetery	Town of Nahant	Historic Improvements to Greenlawn Cemetery	\$15,000.00	(\$15,000.00)	Completed
Playgrounds	Swing With Me	Recreation Construction of two new playground areas	\$20,000.00	(\$20,000.00)	Completed
Dory Club Building	Dory Club	Historic Exterior renovations to Dory Club clubhouse building	\$40,000.00	(\$40,000.00)	Completed
Village Church	Village Church	Historic Roof and window restoration	\$50,000.00	(\$50,000.00)	Completed
Administrative	CPC	Annual administrative costs	\$5,000.00	(\$3,449.65)	\$1,550.35 not used and returned to CPC General Reserve

<u>Projects 2008</u>	<u>Applicant</u>	<u>CPA Category and Description of Project</u>	<u>Appropriation Amount</u>	<u>Expended</u>	<u>Comments</u>
Forty Steps Beach Stairs	Town of Nahant	Open Space Provide stairway access to beach	\$150,000.00 by Borrowing	(\$150,000.00)	Completed
Military Housing Study	Town of Nahant Military Housing Committee	Housing Study of military housing property utilization	\$17,500.00	(\$17,500.00)	Completed
Nahant Little League Study	Nahant Little League	Recreation Study of Facilities	\$2,000.00	\$0.00	\$2,000 transferred to Community Preservation Act General Reserves

**APPENDIX B Nahant Community Preservation Committee
FUNDED PROJECTS STATUS REPORT as of 4/27/26**

<u>Projects 2008 (cont)</u>	<u>Applicant</u>	<u>CPA Category and Description of Project</u>	<u>Appropriation Amount</u>	<u>Expended</u>	<u>Comments</u>
Heritage Trails	Nahant Open Space Committee	Open Space Improvements to Heritage Trail	\$23,500.00	(\$23,500.00)	Phase I completed
Administrative	CPC	Annual Administrative Costs	\$5,000.00	(\$3,414.40)	\$1,585.60 not used and returned to CPC General Reserve

<u>Project 2009</u>	<u>Applicant</u>	<u>CPA Category and Description of Project</u>	<u>Appropriation Amount</u>	<u>Expended</u>	<u>Comments</u>
Chairlift Improvement	Nahant Housing Authority	Housing Chairlift and other housing improvements	\$24,000.00	(\$23,145.13)	Work completed; \$854.87 transferred to Roof Replacement
Town Hall, Library, Chapel	Town of Nahant	Historic	\$200,000.00	(\$200,000.00)	Completed
Heritage Trails	Nahant Open Space Committee	Open Space Improvements to Heritage Trail	\$20,000.00	(\$19,482.00)	\$518.00 available
Town Wharf Debt	Town of Nahant	Recreation, Open Space, Historic Preservation Wharf Preservation	\$700,000.00 \$625,000.00 by Borrowing	(\$700,000.00)	\$625,000.00 borrowed. Work completed and bond paid off
Administrative	CPC	Annual Administrative Costs	\$5,000.00	(\$2,854.47)	\$2,145.53 not used and returned to CPC General Reserve

**APPENDIX B Nahant Community Preservation Committee
FUNDED PROJECTS STATUS REPORT as of 4/27/26**

<u>Projects FY 2010</u>	<u>Applicant</u>	<u>CPA Category and Description of Project</u>	<u>Appropriation Amount</u>	<u>Expended</u>	<u>Comments</u>
Windows/Doors	Nahant Housing Authority	Housing Replace Windows and Doors	\$60,000.00	(\$60,000.00)	Complete
Community Garden	Town of Nahant	Open Space	\$10,000.00	(\$10,000.00)	Complete
Public Way Study	Nahant Planning Board Committee	Open Space	\$12,500.00	(\$12,500.00)	Complete
Administrative	CPC	Annual Administrative Costs	\$5,000.00	(\$2,701.78)	Unused portion of \$2,298.22 returned to CPC General Reserve

<u>Projects FY 2011</u>	<u>Applicant</u>	<u>CPA Category and Project Description</u>	<u>Appropriation Amount</u>	<u>Expended</u>	<u>Comments</u>
Roof Replacement	Nahant Housing Authority	Housing Replace Roof	\$40,000.00	(\$20,338.40)	Completed; unexpended transferred to Housing Reserve
Dune Restoration	Town of Nahant	Open Space	\$5,000.00	(\$5,000.00)	Completed
Public Way Study	Nahant Planning Board Committee	Open Space	\$10,000.00	(\$8,255.58)	Continuing effort, balance \$1,744.22 for use
Town Wharf Preservation	Town of Nahant	Recreation, Open Space Historic	\$40,000.00	(\$40,000.00)	Work completed
Library Renovations	Nahant Library	Historic Preservation	\$45,000.00	(\$44,885.56)	\$114.44 balance to be transferred to CPC General Reserve
Administrative	CPC	Annual Administrative Costs	\$5,000.00	(\$2,345.17)	\$2,654.83 returned to CPC General Reserve

<u>Projects 2012</u>	<u>Applicant</u>	<u>CPA Category and Project Description</u>	<u>Appropriation Amount</u>	<u>Expended</u>	<u>Comments</u>
Public Way Study	Nahant Planning Board	Open Space	\$11,240.00	(\$11,240)	Complete
Community Garden	Town of Nahant	Open Space	\$15,000.00	(\$15,000)	Complete
Ellingwood Chapel Repairs	Town of Nahant	Historic Preservation	\$5,000.00	(\$4,924.50)	Completed; unexpended transferred to 2014 article
Cemetery Gates	Town of Nahant/Cemetery Committee	Historic Preservation	\$4,000	(\$1,600)	Complete. \$2,400 transferred to General Reserves.

**APPENDIX B Nahant Community Preservation Committee
FUNDED PROJECTS STATUS REPORT as of 4/27/26**

<u>Projects 2012 (cont)</u>	<u>Applicant</u>	<u>CPA Category and Project Description</u>	<u>Appropriation Amount</u>	<u>Expended</u>	<u>Comments</u>
Short Beach: Master Plan and Nahant Life Saving Station Site Improvements	Town of Nahant Nahant Preservation Trust	Historic Preservation	\$190,000.00 \$95,000.00	(\$285,000)	Additional funding from FY 2016.
Administrative Funds	CPC	Annual administrative costs	\$5,000	(\$2,430.14)	\$2,569.86 returned to CPC General Reserve

<u>Projects 2013</u>	<u>Applicant</u>	<u>CPA Category and Description of Project</u>	<u>Appropriation Amount</u>	<u>Expended</u>	<u>Comments</u>
Chairlift Improvement	Nahant Housing Authority	Housing; Chairlift and other housing improvements	\$12,710.40	(\$12,410.85)	Work completed; \$299.55 unspent and transferred to reserve
Public Ways Study	Nahant Planning Board	Open Space	\$12,500.00	(\$8,532.50)	Surveys and title research of Little Nahant Completed, some bounds placed; title research commenced Big Nahant. Balance of \$3,967.50 for continuing effort.

<u>Projects 2014</u>	<u>Applicant</u>	<u>CPA Category and Description of Project</u>	<u>Appropriation Amount</u>	<u>Expended</u>	<u>Comments</u>
Library Preservation	Library Trustees	Historic	\$30,000.00	(\$30,000)	Complete
Recreation Study	Town of Nahant	Recreation	\$25,000.00	(\$21,002.57)	Study complete. Balance of \$3,809.93 returned to General Reserve.
Emergency Wharf Repairs	Town of Nahant	Historic Preservation	\$65,000.00	(\$55,470.29))	Completed. Balance of \$9,529.71 returned to General Reserve.
Wharf Preservation	Town of Nahant	Historic Preservation	\$100,000.00	0	Rescinded in FY 17
Ellingwood Electrical Rehabilitation	Town of Nahant	Historic Preservation	\$10,000.00	\$10,000.00	Complete
Town Hall Auditorium Windows	Town of Nahant	Historic Preservation	\$10,000.00	(9,571.75)	Complete. Balance returned to General reserve
Spindrift Site Work: Parking lot	Housing Authority	Housing	\$50,000.00	(\$50,000)	Completed

<u>Projects 2015</u>	<u>Applicant</u>	<u>CPA Category and Description of Project</u>	<u>Appropriation Amount</u>	<u>Expended</u>	<u>Comments</u>
Town Records Preservation, year 1 of 5	Town of Nahant	Historic Preservation	\$31,319.00	(\$31,319)	Phase 1 complete

**APPENDIX B Nahant Community Preservation Committee
FUNDED PROJECTS STATUS REPORT as of 4/27/26**

<u>Projects 2015 (cont)</u>	<u>Applicant</u>	<u>CPA Category and Description of Project</u>	<u>Appropriation Amount</u>	<u>Expended</u>	<u>Comments</u>
Town Hall Interior Stair Case Rehabilitation	Town of Nahant	Historic Preservation	\$15,000.00	(\$6,000)	\$9,000 transferred to the General Reserves
Town Hall HVAC lower level	Town of Nahant	Historic Preservation	\$45,745.00	(\$32,957.50)	\$12,787 transferred to General Reserves.
Town Hall Preserve Exterior Balcony	Town of Nahant	Historic Preservation	\$15,000.00	(\$15,000)	Completed

<u>Projects 2016</u>	<u>Applicant</u>	<u>CPA Category and Description of Project</u>	<u>Appropriation Amount</u>	<u>Expended</u>	<u>Comments</u>
Town Records Preservation, year 2 of 5	Town of Nahant	Historic Preservation	\$28,373	(\$28,373)	Complete
Town Hall Flag Pole Preservation	Town of Nahant	Historic Preservation	\$15,000.00	(\$15,000)	Complete
Fire Station Study	Town of Nahant	Historic Preservation	\$15,000.00	(\$15,000)	Complete
Wharf Ramp and Sea Wall Study	Town of Nahant	Historic Preservation	\$25,000.00	(\$14,787.44)	Complete. \$10,212.46 transferred to General Reserves.
Cemetery Records DB	Town of Nahant	Historic Preservation	\$16,500	(\$16,500)	Complete
Platform Tennis at NCC	Nahant Country Club	Recreation	\$20,000	(\$20,000)	Complete
Ellingwood Electric	Town of Nahant and Cemetery Committee	Historic rehabilitation	\$20,000	(\$20,000)	Additional private funds \$6,000
Library Building Study	Library Trustees	Historic rehabilitation	\$20,000.00	(\$19,921.16)	\$78.84 balance transferred to the CPC General Reserve
NLSS Site Plan and Stairs	Nahant Preservation Trust	Historic Preservation	\$95,000	(\$88,205.22)	Balance of \$6,794.78 to be transferred to the CPC General Reserve.
Cross index Building Dept. records	Assessor's and Planning Board	Historic Preservation	\$5,000	(\$4,976.25)	Complete. Balance of \$23.75 transferred to General Reserve.

**APPENDIX B Nahant Community Preservation Committee
FUNDED PROJECTS STATUS REPORT as of 4/27/26**

<u>Projects 2017</u>	<u>Applicant</u>	<u>CPA Category and Description of Project</u>	<u>Appropriation Amount</u>	<u>Expended</u>	<u>Comments</u>
Town Records Preservation, year 3 of 5	Town of Nahant	Historic Preservation	\$27,030	(\$27,030)	Phase 3 complete.
Town Hall Cupola Preservation	Town of Nahant	Historic Preservation	\$90,000.00	(\$81,916)	Complete. Balance of \$7,985.56 for weathervane.
Town boat ramp and wharf repairs	Town of Nahant	Open Space and Historical	\$233,000.00	(223,470.29)	\$9,529.71 transferred to the CPC General Reserve.
Cemetery Records DB	Town of Nahant	Historic Preservation	\$16,500	(\$16,500)	Complete
Ellingwood Electric	Town of Nahant and Cemetery Committee	Historic rehabilitation	\$20,000	(\$20,000)	Complete
Library Artifact Cataloguing	Library Trustees	Historic rehabilitation	\$21,000.00	(\$19,408.21)	Work in progress. \$1,591.74 balance to be transferred to the CPC General Reserve.
Cross index Building Dept. records	Assessor's and Planning Board	Historic Preservation	\$5,000	(\$5,000)	Software installed.

<u>Projects 2018</u>	<u>Applicant</u>	<u>CPA Category and Description of Project</u>	<u>Appropriation Amount</u>	<u>Expended</u>	<u>Comments</u>
Comprehensive envelope assessment for Town Hall, Public Library & Ellingwood Chapel	Town of Nahant	Historic Preservation	\$35,000	(\$34,970.55)	Complete. \$29.45 transferred to General Reserves FY21.
Town Records Preservation, year 4 of 5	Town of Nahant	Historic Preservation	\$26,634	(\$26,634)	Complete
Town Hall -- Masonry Repairs	Town of Nahant	Historic Preservation	\$30,000	(\$24,497)	Complete. \$5,053 balance pending.
Town Hall – Handicap access study	Town of Nahant	Historic Preservation	\$10,000	(\$9,675)	Complete.
Public Library – Exterior and Interior Repairs	Town of Nahant	Historic Preservation	\$85,000.00	(\$55,666.67)	In progress. \$29,333.33 to be transferred to CPC General Reserve.
Ellingwood Chapel – Restoration of three sets of doors	Town of Nahant	Historic Preservation	\$30,000.00	(\$25,236.57)	Complete. \$4,763.43 to be transferred to CPC General Reserve.
Lifesaving Station – roof run-off control at north entries	Nahant Preservation Trust & Veterans Association	Historic Preservation	\$10,000.00	(\$10,000)	Complete

**APPENDIX B Nahant Community Preservation Committee
FUNDED PROJECTS STATUS REPORT as of 4/27/26**

<u>Projects 2018 (cont)</u>	<u>Applicant</u>	<u>CPA Category and Description of Project</u>	<u>Appropriation Amount</u>	<u>Expended</u>	<u>Comments</u>
25 Furbush Road – acquisition & site restoration	Nahant Preservation Trust & SWIM	Open Space	\$20,650.00	(\$20,650)	Complete

<u>Projects 2019</u>	<u>Applicant</u>	<u>CPA Category and Description of Project</u>	<u>Appropriation Amount</u>	<u>Expended</u>	<u>Comments</u>
Catalog Historic Items	Nahant Historical Society	Historic Preservation	\$5,685.00	(\$5,685)	Complete
Public Library Building Repairs	Town of Nahant/Library Trustees	Historic Preservation	\$25,000.00	(\$24,827.63)	Work completed. Balance of \$172.37 transferred to the CPC General Reserve.
Town Hall Building Repairs	Town of Nahant	Historic Preservation	\$45,000.00	(\$43,274.31)	Complete; \$1,725.69 balance transferred to the CPC General Reserve.
Ellingwood Chapel Masonry Repairs	Town of Nahant	Historic Preservation	\$112,000.00	(\$112,000)	Complete. \$112,000 + \$64,680 MPPF matching grant expended 2019.
Town Wharf Gangway	Town of Nahant	Recreation	\$7,750.00	(\$7,052)	Complete; \$698.00 balance transferred to General Reserve.
Wetlands delineation map	Town of Nahant	Open Space	\$10,000.00	(\$3,500.00)	\$6,500 balance transferred to the CPC General Reserve.
Community Center front walkway replacement	Nahant Preservation Trust	Historic Preservation	\$20,000.00	(\$20,000)	Complete
Town Records Preservation, year 5 of 5	Town of Nahant	Historic Preservation	\$27,020	(\$27,020)	Complete.

<u>Projects 2020</u>	<u>Applicant</u>	<u>CPA Category and Description of Project</u>	<u>Appropriation Amount</u>	<u>Expended</u>	<u>Comments</u>
Tudor Beach Stairs	Town of Nahant	Recreation	\$20,000	(\$16,859.88)	Balance \$3,140.12 transferred to the General Reserve.
Johnson School Basketball Courts	Town of Nahant	Recreation	\$5,000	(\$5,000)	Complete
Nahant Road Softball Field	Town of Nahant	Recreation	\$15,000	(\$15,000)	Combined with funding in FY22. Project complete
Town Hall, Council on Aging Kitchen	Town of Nahant	Historic Preservation	\$50,000	\$0	Planning in progress

**APPENDIX B Nahant Community Preservation Committee
FUNDED PROJECTS STATUS REPORT as of 4/27/26**

<u>Projects 2020 (cont)</u>	<u>Applicant</u>	<u>CPA Category and Description of Project</u>	<u>Appropriation Amount</u>	<u>Expended</u>	<u>Comments</u>
Open Space Master plan	Town of Nahant	Open Space	\$30,000	(\$50.00)	Balance of \$29,950 to be transferred to CPC General Reserve.
Public Library	Town of Nahant	Historic Preservation	\$400,000 \$62,800	(\$388,645.35) (\$62,800)	10 year borrowing. Terrace construction completed 2020 + Bond payment. Balance of \$11,354.65.
Flash Road Tennis & Basketball Courts	Town of Nahant	Recreation	\$160,000	(\$160,000)	Combined with FY21 grant of \$120,000 to complete the project.

<u>Projects 2021-22</u>	<u>Applicant</u>	<u>CPA Category and Description of Project</u>	<u>Appropriation Amount</u>	<u>Expended</u>	<u>Comments</u>
Nahant Little League ball fields	Nahant Little League	Recreation	\$32,375	(\$32,375)	Complete; matched by \$15,000 by the Little League
American Legion sign	American Legion Post 215	Historic preservation	\$4,000	(\$4,000)	Complete
Flash road Tennis & Basketball Courts	Town of Nahant	Recreation	\$120,000	(\$120,000)	Project complete.
Public Library/Town Hall	Town of Nahant	Historic Preservation	\$500,000 \$61,250	(\$500,000) (\$61,250)	10 year borrowing Year 1 bond payment
Public Library	Town of Nahant	Historic Preservation	\$55,200	(\$55,200)	Year 2 bond payment
Ellingwood Chapel	Town of Nahant	Historic Preservation	\$50,000	(\$1,509)	
Wharf floating docks and gangway	Nahant Dory Club	Recreation	\$17,000	\$0	Unspent balance to be transferred to CPC General Reserve.
Window replacement at 41-53 and 75-77 Spring Road	Housing Authority	Community Housing	\$45,000	(\$45,000)	Complete
Building envelope restoration	155 Greystone Road	Community Housing	\$155,000	(\$155,000)	Complete
Bailey's Hill Park – Fort Ruckman, east slope	Town of Nahant	Open Space	\$41,000	(\$41,000)	In progress; to be combined with additional funding in FY23
Lowlands Softball Fields	Town of Nahant	Recreation	\$27,000	(\$27,000)	Complete
Town Hall: Handicap Access Improvements	Town of Nahant	Historic Preservation	\$165,325	\$0	
Little Nahant Playground	Town of Nahant	Recreation	\$24,000	(\$24,000)	Complete

**APPENDIX B Nahant Community Preservation Committee
FUNDED PROJECTS STATUS REPORT as of 4/27/26**

<u>Projects 2021-22 (cont)</u>	<u>Applicant</u>	<u>CPA Category and Description of Project</u>	<u>Appropriation Amount</u>	<u>Expended</u>	<u>Comments</u>
Basketball Court, Spring Road	Town of Nahant	Recreation	\$12,000	(\$12,000)	Complete
East Point: Conservation Restriction	Town of Nahant	Open Space, Recreation, Historic Preservation	\$1,500,000	\$0	30 year bond toward total budget of \$4,500,000, \$3,000,000 provided by private donation. No action at this time.

<u>Projects 2023</u>	<u>Applicant</u>	<u>CPA Category and Description of Project</u>	<u>Appropriation Amount</u>	<u>Expended</u>	<u>Comments</u>
Document Restoration	Nahant Historical Society	Historic Preservation	\$18,464	(\$17,349)	Balance of \$1,115 transferred to the CPC General Reserve.
NLSS Boat Room Doors	Nahant Preservation Trust	Open Space/Rec	\$64,000	(\$64,000)	Complete
Universal access to entrances	Village Church	Historic Preservation	\$40,000	(\$40,000)	Complete
Heritage Trail enhancement	Johnson School/Town of Nahant	Open Space	\$11,000	\$0	Unspent funds transferred to CPC General Reserve.
Housing Production Plan	Town of Nahant	Housing	\$75,000	(\$75,000)	Complete
Town Hall Acoustic and Lighting Improvements	Town of Nahant	Historic Preservation	\$100,000	(\$45,967)	
Town Hall/Greenlawn Cemetery Improvements	Town of Nahant	Historic Preservation	\$350,000 \$54,950	(\$254,318.95) (\$54,950)	Borrowing Year 1 of bond payment
Playground Equipment	Town of Nahant	Recreation	\$60,000	(\$57,143.04)	Balance of \$2,856.96
Bailey's Hill Restoration	Town of Nahant	Open Space	\$60,000	(\$60,000)	Complete
Maintenance Plan Lodge Park	Town of Nahant and SWIM	Open Space/ Historic Preservation	\$4,500	(\$4,500)	Complete
Flag Pole Rehab	Town of Nahant	Historic Preservation	\$7,500	\$0	
Public Library/Town Hall	Town of Nahant	Historic Preservation	\$70,000	(\$70,000)	Year 2 of bond payment
Public Library	Town of Nahant	Historic Preservation	\$51,695	(\$51,695)	Year 3 of bond payment

**APPENDIX B Nahant Community Preservation Committee
FUNDED PROJECTS STATUS REPORT as of 4/27/26**

<u>Projects 2024</u>	<u>Applicant</u>	<u>CPA Category and Description of Project</u>	<u>Appropriation Amount</u>	<u>Expended</u>	<u>Comments</u>
Flash Rd Pickleball Courts	Town of Nahant & Ad-hoc Committee	Recreation	\$71,720	(\$42,442.76)	
Digitize Nahant School Records	Nahant Historical Society	Historic Preservation	\$23,775	(\$23,735)	Balance of \$40 transferred to the CPC General Reserve.
Restore Fort Ruckman, Bailey's Hill	Nahant Open Space & Recreation Committee	Open Space	\$46,500	(\$46,500)	Complete
Restoration Project at Lodge Park	Nahant Open Space & Recreation Committee	Open Space/Recreation	\$29,000	(\$26,662.89)	
Planting Trees at Kelley Greens & pedestrian bridge	Town of Nahant	Open Space/Recreation	\$50,000	(\$16,765)	
Planning Rights of Way	Town of Nahant	Open Space	\$20,000	\$0	
Preservation of Town Vital Records	Town of Nahant	Historic Preservation	\$25,000	(\$21,621.30)	Balance of \$3,378.70 to be transferred to the CPC General Reserve.
Town Hall/Cemetery	Town of Nahant	Historic Preservation	\$52,850	(\$52,850)	Year 2 bond payment
Public Library/Town Hall	Town of Nahant	Historic Preservation	\$68,000	(\$68,000)	Year 3 bond payment
Public Library	Town of Nahant	Historic Preservation	\$50,152	(\$50,152)	Year 4 bond payment

<u>Projects 2025</u>	<u>Applicant</u>	<u>CPA Category and Description of Project</u>	<u>Appropriation Amount</u>	<u>Expended</u>	<u>Comments</u>
Flash Rd Master Plan	Town of Nahant	Open Space/Recreation	\$55,000	(\$16,547.84)	
Heritage Trail at Goddard Drive	Town of Nahant	Recreation	\$20,000	\$0	
Little League Field Lighting	Town of Nahant	Recreation	\$75,000	(\$75,000)	Complete; FY27 request for additional funding for installation
Fort Ruckman Restoration	Nahant Open Space & Rec Committee	Open Space/Recreation	\$78,515	(\$78,515)	Complete

**APPENDIX B Nahant Community Preservation Committee
FUNDED PROJECTS STATUS REPORT as of 4/27/26**

<u>Projects 2025 (cont)</u>	<u>Applicant</u>	<u>CPA Category and Description of Project</u>	<u>Appropriation Amount</u>	<u>Expended</u>	<u>Comments</u>
Beach Accessibility	Town of Nahant	Open Space/Recreation	\$50,000	\$0	
Forest Playground Boulder Scramble	Johnson School & Nahant Garden Club	Open Space	\$15,600	\$14,600	Complete; unspent balance of \$1,000 to be transferred to CPC General Reserve.
Town Hall/Cemetery	Town of Nahant	Historic Preservation	\$60,000	(\$60,000)	Year 3 bond payment
Public Library/Town Hall	Town of Nahant	Historic Preservation	\$52,000	(\$52,000)	Year 4 bond payment
Public Library	Town of Nahant	Historic Preservation	\$40,000	(\$40,000)	Year 5 bond payment

<u>Projects 2026</u>	<u>Applicant</u>	<u>CPA Category and Description of Project</u>	<u>Appropriation Amount</u>	<u>Expended</u>	<u>Comments</u>
Lifesaving Station Roof	Nahant Preservation Trust	Historic Preservation	\$150,000	(\$56,050)	
Roof Replacement – 4 Spring Rd Properties	Nahant Housing Authority	Housing	\$40,000	\$0	
Library Restoration	Town of Nahant	Historic Preservation	\$500,000	(\$459,283.99)	
Pleasant Street Playground	Town of Nahant	Open Space/Recreation	\$50,000	\$0	
Bailey's Hill Restoration	Nahant Open Space & Rec Committee	Open Space/Recreation	\$39,345	(\$25,518.76)	
Town Hall/Cemetery	Town of Nahant	Historic Preservation	\$30,848.25	(\$16,132.05)	Year 4 bond payment
Public Library/Town Hall	Town of Nahant	Historic Preservation	\$26,058.13	\$0	Year 5 bond payment
Public Library	Town of Nahant	Historic Preservation	\$184,060.91	(\$184,060.91)	Bond payoff.
Library Restoration	Town of Nahant	Historic Preservation	\$78,500	\$0	Year 1 bond payment

APPENDIX C

RECOMMENDATIONS – Spring 2026

Community Preservation Report — Spring 2026

**The Community Preservation Committee has approved the following recommendations
for the FY 2027 Advisory and Finance Committee’s Consideration**

ARTICLE 18. (Community Preservation) To see if the Town will vote to spend, or set aside for later spending, not less than 10 per cent of the annual revenues in the Community Preservation Fund for open space, not less than 10 per cent of the annual revenues for historic resources, and not less than 10 per cent of the annual revenues for community housing or to take any other action as may be allowed under the Community Preservation Act as requested by the Community Preservation Committee.

FY 2027 Grant Recommendations:

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

Supporting Statement from the CPC:

The Nahant Little League is a vibrant, 30-year-old community organization that is served year-in and year-out by more than 150 adult volunteers. On the fields at the Flash Road Recreation Area are up to 300 Nahant boys and girls every spring, a third as many in the fall. More than half play in the fenced Little League Field, and the rest in the diamonds alongside. No child is denied entrance to Little League because parents cannot afford the fee. Two years ago, Town Meeting voted to support the Nahant Little League’s request put forward by the Town for \$75,000 of CPC funds to double the number of games that can be played on the formal field by adding state-of-the-art LED lighting. That successful appropriation by the Town Meeting was joined with the critical \$30,000 contribution by the Little League, and all the necessary equipment was purchased. Even though the Town Administrator secured an additional grant from the Commonwealth, there still was not enough funding to install the lighting with underground electrical wiring and controls. Facing such a shortfall, the CPC agrees with the Nahant Little League and the Town of Nahant administration that the anticipated community benefit from this upgrade to our open space use for recreation deserves this additional funding.

- B. To appropriate the sum of \$40,000 from FY2027 Community Preservation estimated revenues for preservation of the Town Hall to fund handicap access improvements consistent with the request by the Town of Nahant, including all incidental and related costs.

Supporting Statement from the CPC:

Nahant’s Town Hall is used intensively for meetings large and small; for office use and public use for records, payments, and inquiries; for voting; and notably by the Council on Aging’s Tiffany Room where meals are served along with social and recreational activities. At present handicap access is limited to portions of the ground floor level via a building code acceptable walkway on the Pleasant Street side of the building. The exterior ramp that once served the upper floor is in poor repair and does not meet the current handicap code. A Community

Preservation funded assessment and recommendations study (FY2018) guided the scope and budget recommendations for this appropriation which will build a new ramp to the upper floor to meet the Massachusetts Architectural Access Boards code requirements. A FY2020-21 appropriation of \$165,000 has proven to be inadequate for the design and construction of the ramp according to the architect in consultation with contractors. Accordingly, the Town of Nahant has applied for an additional appropriation of \$40,000 to supplement the budget. With the design, which has been approved by the Nahant Historical Commission, and this additional appropriation, the Town can now proceed to bidding according to the requirements of Chapter 149, public procurement, with the objective of construction of the new ramp in the summer of 2027.

- C. To appropriate the sum of \$48,950 from FY2027 Community Preservation estimated revenues to continue Bailey’s Hill complex ecological restoration work, consistent with the request by the Open Space and Recreation Committee/Town of Nahant, including all incidental and related costs.

Supporting Statement from the CPC:

Bailey’s Hill complex, which includes Fort Ruckman, is historically significant to the Town of Nahant and the Commonwealth of Massachusetts. For more than a century, this two-billed area was essential to the protection of the coast of America and Boston Harbor. It has also been the subject of many works of art by internationally known artists, including Maurice Prendergast and Alfred Thompson Bricher, whose paintings can be seen at the White House and in museums around the world. Since the departure of the military in the early 1960s, Bailey’s Hill, Nahant’s largest open space wooded area, has experienced benign neglect resulting in considerable damage to the ecology of Nahant’s natural resources.

Restoration work in Bailey’s Hill began in 2021 as part of a three-year project to improve the East Slope of Fort Ruckman, eliminate invasive species on the South Hill, and restore indigenous species. In FY2024 a second three-year project was approved at Town Meeting to continue this important restoration work at the Fort Ruckman section of the east slope of Bailey’s Hill. Additionally, the Fire and Public Works departments removed ground fuel (brush and invasive species) from the area along Trimountain Road, made possible by a \$20,000 grant from the International Association of Fire Chiefs. Paths in this and other sections of Bailey’s Hill are frequently used by Nahant residents and visitors for walking, jogging, biking, dog walking, birding, and appreciating the scenic views.

This grant request will support ecological landscape management professionals to continue native perennial and tree plantings, as well as invasive plant management. The restoration is a collaborative undertaking with coordination between Town of Nahant Open Space and Recreation Committee, First Department, DPW, and Parterre Ecological, an environmental restoration group involved since the beginning. This project is the final phase of the three-year plan, approved in FY2025, to improve the natural aesthetic appeal of the area for visitor enjoyment, including safe access areas for scenic views.

This proposal for Bailey’s Hill is submitted by the Open Space and Recreation Committee with support from the Town of Nahant and Nahant Department of Public Works. Included in the budget is a \$3,000 donation from Safer Waters in Massachusetts (S.W.I.M.). The Open Space and Recreation Committee thanks S.W.I.M for their continued support of this restoration effort.

- D. To appropriate the sum of \$49,000 from FY2027 Community Preservation estimated revenues for Phase 2 of the ecological restoration of Lodge Park, consistent with the request by the Open Space and Recreation Committee/Town of Nahant, including all incidental and related costs.

Supporting Statement from the CPC:

This project represents the second phase of a three-phase project that is consistent with the goals of Nahant’s Open Space and Recreation Plan. A similar project, which is entering its third and final phase, has been undertaken at Bailey’s Hill and the results speak for themselves. We would encourage all residents to visit and enjoy both areas which are exhibiting the results of this important reclamation effort.

The Nahant Open Space and Recreation Committee is seeking a sum of \$49,000 from FY2027 estimated revenues and is contributing a \$3,000 match from S.W.I.M. This project is a continuation of previously funded projects at Lodge Park, which surmounts East Point. If funded, this grant request will support ecological landscape management professionals to continue

native perennial, shrub and tree plantings as well as invasive plant management. It continues implementation of the Lodge Park Management Plan, initiated in FY2023. Lodge Park is used often for passive recreation and is one of Nahant's most beloved open spaces.

The CPC funds would be used to purchase the playground equipment. The application is supported by in-kind labor from the Town Department of Public Works.

- E. To see if the Town will vote to appropriate the sum of \$30,000 from Community Preservation FY2027 estimated revenues for the purpose of paying an outstanding invoice associated with the preparation of the Town of Nahant's Open Space Master Plan by the Metropolitan Area Planning Council (MAPC), consistent with the request by the Open Space and Recreation Committee/Town of Nahant, including all incidental and related costs.

Supporting Statement from the CPC:

The Open Space and Recreation Committee is tasked with periodically writing a report locating and qualifying sites of open space and recreation land in Nahant. After obtaining input from town residents, recommendations are made about these areas for the future. The Committee chose to request assistance from the Metropolitan Area Planning Council (MAPC) in preparing this report, as do several other municipalities in the Metropolitan area. These funds were approved at Town meeting in 2019, FY2020 budget, consisting of \$30,000. The report was prepared and filed with the Commonwealth as required, which approved the Plan and is in effect through May 2029, and is available on the Town's website.

As it happens, the Community Preservation Committee, in consultation with town administration, came to the conclusion that \$30,000 was sitting 'unclaimed.' As is the usual practice, funds allocated by CPC, unspent after a reasonable period, were brought to the Town Meeting in May 2025 and were rescinded. In contrast, the MAPC was performing an audit in the summer of 2025 and discovered that they had not been paid by Nahant, and an invoice was sent to Nahant. That is the situation here. The current proposal asks for those funds to be reallocated and the MAPC paid for their services.

- F. To see if the Town will vote to appropriate the sum of \$51,341 from FY2027 Community Preservation estimated revenues and \$23,659 from the Community Housing Reserve for the purpose of replacing asphalt shingle roofs on three residential buildings owned by the Nahant Housing Authority located on Emerald Road, consistent with the request by the Nahant Housing Authority, including all incidental and related costs.

Supporting Statement from the CPC:

The Nahant Housing Authority operates nine buildings with 78 affordable housing units including three duplex buildings on Emerald Road. The roofs on these buildings have exceeded their expected lifespan and are deteriorating, resulting in leaks and interior damage. A similar roof at the nearby Spring Road development recently required emergency replacement due to failure.

This project will replace the aging roofs to protect the buildings and preserve these affordable housing units. The Nahant Housing Authority has indicated that it may explore coordinating this work with other roofing projects to reduce architectural and project costs. The project supports the preservation of Nahant's existing affordable community housing and helps ensure these units remain available to residents in the future.

- G. To appropriate the sum of \$10,000 from FY2027 Community Preservation Fund estimated revenues for administrative and operating expenses of the Community Preservation Committee.

Supporting statement from the Community Preservation Committee:

In addition to annual expenses such as dues, help with printing the warrant, etc., these monies are available to assist applicants with professional help in the application process.

H. To appropriate \$114,675 for the payment of the entirety of the bond of the \$500,000 Public Library/Town Hall Bonding authorized by the 2021 Annual Town Meeting (Article 21E), with the sum of \$88,709 from the balance of the principal from FY2027 Community Preservation estimated revenues and \$25,966 from the Community Preservation General Reserve.

Supporting Statement from the CPC:

This represents the seventh year of the 10 year bond. We recommend payment in full.

I. To appropriate \$66,522 for the payment of debt service on the \$350,000 Public Library/Town Hall/Greenlawn Cemetery Entrance Archway Bonding authorized by the 2022 Annual Town Meeting (Article 22H), from FY2027 Community Preservation estimated revenues for the fourth year on the bond payments.

Supporting Statement from the CPC:

This represents fourth year of a ten-year bond supporting repairs to the Public Library/Town Hall/Greenlawn Cemetery Entrance Archway.

J. To appropriate \$83,889 for the payment of debt service on the \$500,000 Public Library Bonding authorized by the 2025 Annual Town Meeting (Article 24E), from FY2027 Community Preservation estimated revenues for the second year of the bond payments for interest and principal.

Supporting Statement from the CPC:

This represents the first year of a ten-year bond supporting repairs to the Town Hall and Greenlawn Cemetery Archway.

K. To recommend the Town set aside from FY2027 Community Preservation Fund estimated revenues for later appropriation and any other amount not otherwise set aside or appropriated as aforesaid to be maintained in the Community Preservation Fund General Reserves Account for later appropriation.

From Community Preservation Fund		Authorization	Open Space Reserves	Historic Reserves	General Reserves	Transfers	Housing Reserves	CP Revenues
A. Little League Field Lighting	Recreation	45,000.00						(45,000.00)
B. Town Hall Handicap Access	Historic	40,000.00						(40,000.00)
C. Bailey's Hill Ecological Restoration	Open Space/Rec	48,950.00						(48,950.00)
D. Lodge Park Restoration	Open Space/Rec	49,000.00						(49,000.00)
E. Open Space Master Plan	Open Space	30,000.00						(30,000.00)
F. Replace Roofs - Nahant Housing Authority Emerald Rd	Housing	75,000.00					(23,659)	(51,341.00)
G. Administration	Administration	10,000.00						(10,000.00)
H. Debt payment - 5th year payment Library/Town Hall borrowing	Historic	114,675.00			(25,966.00)			(88,709.00)
I. Debt payment - 4th year payment TH/Library/Cemetery borrowing	Historic	66,522.00						(66,522.00)
J. Debt payments - 2nd year payment Library Renovation borrowing	Historic	83,889.00						(83,889.00)
K. General Reserves	Reserves							
Total Community Preservation Fund		563,036.00	-	-	(25,966.00)	-	(23,659)	(513,411.00)
Current CPA Reserves			-	-	91,193.89		104,300.79	
Total CPA Reserves if Votes Approved Above			-	-	65,227.89		80,641.79	145,870