

Town of Nahant, MA
Board of Selectmen

Meeting Minutes
October 1, 2015 7:30PM

Present:

Michael P. Manning, Chairman
Richard J. Lombard, Vice Chairman,
Francis “Enzo” Barile, Secretary
Jeff Chelgren, Town Administrator

Also Present: Perry Barrasso, Chairman of the CGHDDC, Kristen Kent, FEMA Committee member,

Meeting Opened: at 7:30 pm

Mr. Manning led the Pledge of Allegiance.

Opening Remarks: Mr. Lombard thanked the DPW Superintendent and Town Administrator for having the paving done on the previously chip sealed roads. He also mentioned the signage about bicyclists on the causeway should be more visible and speed limit signs as well.

Approval of Prior Meeting Minutes: On a motion by Mr. Lombard, Seconded by Mr. Barile, it was a unanimous vote in favor to approve the minutes of September 3, 17 & 24, 2015 as presented.

Ongoing Business:

Citizens Forum: None

Town Administrator Report:

- a. Coast Guard Housing Design and Development Committee Recommendation:** Mr. Barrasso stated the committee met on the 27th of September with the consultant in regards to the options. One of which is the LIP or a Friendly 40B. The other of which is the zoning overlay of the property known as the Military Housing. He stated the committee weighed the options carefully and on a motion of the committee on the best interest of the Town it was voted to go with the zoning change which was unanimously voted. Mr. Chelgren explained the options in more detail and supported the committee’s vote which will be presented at Town Meeting. After a brief discussion, on a motion by Mr. Lombard, seconded by Mr. Barile it was a unanimous vote in favor to authorize the Coast Guard Housing Design and Development Committee to proceed with the preparation of the Coast Guard Housing project for related votes at the upcoming Annual Town Meeting – the nature of which is to rezone the property for the intended redevelopment and to further authorize the Committee to continue to engage special counsel in this matter.
- b. FEMA Committee Recommendation:** Mr. Barile, Chairman of the FEMA Committee thanked the members for their hard work and further stated the committee met with a consultant and it was determined there are some issues with the mapping and is confident changes can be made to save the Town and its residents money by following the FEMA community rating system guidelines to further minimize the flood insurance burden for residents. On a motion by Mr. Lombard, seconded by Mr. Barile, it was a unanimous vote in favor to direct the Town Administrator to review funding options for the engagement of a consultant to help with the mapping of all 7 transects of the FEMA map.

- c. Dory Club Lease – Public Notice (Declaration of Intent):** After a brief overview by Mr. Chelgren, The Board of Selectmen declared a publicly owned parcel of land located adjacent to the Town wharf located at 1 Wharf Street as “available for disposition. The property declaration is as follows:
- “.021 acres of land on the Town Wharf in the Town of Nahant, Massachusetts. Pursuant to M.G.L. 30B, §16(g), the Town of Nahant has decided to lease this property at a rate less than the appraised value of the 10-year lease - \$7,054. The Town expects to lease the property to The Nahant Dory Club, a nonprofit corporation that owns the building situated upon said .021 acres, for \$350 per year over 10 years for a full value of \$3,500. The Town has determined that it is in the best interest of the Town to have the property operated and maintained by The Nahant Dory Club. Lessee will be required to use the leased premises for the sole purpose of operating the Nahant Dory Club for the enjoyment of its members and their guests. Due to this restriction, the Town expects to lease the property to the Dory Club. Notice of the disposition has been posted in the Lynn Item on September 30, and October 7, 2015 and the Central Register.”
- d. Fire Station Architectural Assessment Committee Appointment Confirmation:** On a motion by Mr. Barile, seconded by Mr. Lombard it was a unanimous vote in favor to appoint a Fire Station Architectural Assessment Committee for the purpose of working with the Town Administrator and Whittier and Dore Architects (Town consultant) on the fire station assessment project and that the committee be comprised of the following members: Austin Antrim, Dennis Ball, John Fulghum, Frank McCardle, Tony Roossien and Dave Walsh.
- e. Open Space and Recreation Master Plan consulting contract award:** Mr. Chelgren stated The Town has recently completed the bidding process seeking bids from consultants related to the Open Space and Recreation Master Plan. The lowest, responsible bidder was VM Consulting Engineering LLC of Salem, MA for a cost of \$18,400 with a design charrette option at a price of \$5,625. The Selectmen are, therefore, requested to award the OSRMP contract to VM Consulting Engineering of Salem, MA for both components of the bid at a cost of \$24,025. And further to authorize the Town Administrator to sign the contract on behalf of the Town. On a motion by Mr. Lombard, seconded by Mr. Barile, it was a unanimous vote in favor to award the Open Space and Recreation Master Plan consulting contract to VM Consulting Engineering, Inc. of Salem, MA for a sum of \$24,025.
- f. CATV Videographer – Hire confirmation:** On a motion by Mr. Barile, seconded by Mr. Lombard, it was a unanimous vote in favor to confirm the hire of Pedro Diaz as a part-time videographer for the Nahant CATV operation.
- g. Assessing and Building Clerk – Hire confirmation:** On a motion by Mr. Lombard, seconded by Mr. Barile, it was a unanimous vote in favor to confirm the hire of Kim Campo as the new Assessing and Building Clerk (full-time).
- h. ~~Wharf Fueling Policy and Commercial Fisherman Indemnification~~**
- i. Selectmen Retreat – Schedule:** Mr. Chelgren stated the DOR study recommended the Town Administrator and Board of Selectmen meet in a retreat format to establish goals and objectives for the next 12 months and suggested meeting on a Friday for 2-3 hours either on the 9th, 23rd or 31st and asked the Board to get back to him with a date.
- j. Holiday Schedule:** On a motion by Mr. Lombard, seconded by Mr. Barile, it was a unanimous vote in favor to close Town Hall at 12:00 Noon on Wednesday, November 25, 2015 and all day on Thursday, November 26, 2015 in observance of the Thanksgiving holiday.

k. Town Hall Window Restoration: Mr. Chelgren stated that on the request of MIIA, adjusters visited the Town Hall regarding damage caused by the snow storms this past winter. Through the MIIA vender program, Blackburn Building Conservation, LLC will be reglazing the historic windows located in the Main Hall of the Town Hall. The entire window will be restored however; the sliding windows will need to be removed and taken to the shop for reglazing. This will result in the boarding up of these areas while this takes place. Two windows will done at the same time. The work began on Tuesday and will take ten weeks from start to finish.

l. Event Registration Request: On a motion by Mr. Lombard, seconded by Mr. Barile, it was a unanimous vote in favor to approve the request as presented.

Old Business: Mr. Chelgren updated the Board on the process of hiring a library director.

New Business:

Closing Announcements: Mr. Manning read the announcements as presented.

Adjourn: Mr. Lombard made a motion to enter into executive session for the purpose of discussing contract negotiations not to return to regular session. Mr. Barile seconded the motion. Meeting adjourned at 8: 54PM.

The minutes were prepared by Mary Lowe, Administrative Assistant

The minutes were approved by the Board of Selectmen on the 22nd day of October, 2015.

Board of Selectmen