

**Town of Nahant, MA
Board of Selectmen**

**Meeting Minutes
Thursday, May 23, 2019 7:00 PM**

**Richard J. Lombard, Chairman
Francis J. Barile, Vice Chairman
Joshua A. Antrim, Recording Secretary
Antonio Barletta, Town Administrator**

Attendance: Richard J. Lombard, Francis J. Barile, Joshua A. Antrim & Antonio Barletta (TA)

1. Meeting Opening 7:00 pm

Pledge of Allegiance- Led by Chairman, Richard J. Lombard

- a. Opening Comments
- b. Approve Board of Selectmen meeting minutes from March 21, 2019 & meeting minutes from May 9, 2019

Mr. Barile made a motion; I move that the Board of Selectmen vote to approve the meeting minutes of March 21, 2019 and May 9, 2019.

Seconded by Mr. Antrim

Unanimous vote in favor

- c. Audit Exit Interview

Mr. Lombard this is our annual audit report as well as management letter of recommendation.

Matthew Hunt: Goal summarize audit report and allow questions.

Town's Reserve Fund Balance and General Fund (7.9%) is at a healthy level as the end of last fiscal year.

Management Letter: Mentioned the importance of succession plan; be strategic and intentional.

Risk assessment and monitoring: formally having policies written. Disaster Recovery Plan- Town is working on it. Recommend continuing with this process.

Mr. Antrim suggested in a couple months to review the list again.

Mr. Lombard suggested a spreadsheet listing the items with a brief status. Could be an ongoing monthly report.

Mr. Lombard really likes the idea of cross-training. It's important.

Mr. Lombard suggested that we write a letter to the auditor's firm stating that we are pleased with their services.

2. Citizen's Forum

Ralph Colson 38 Bayview Ave- expressed his frustrations towards the way Democracy is exercised in this Town.

Town council did explain that votes that were taken at the last BOS meeting are being rescinded tonight. Information in writing, requested by Mr. Colson, was also given to him immediately by the Town Administrator.

Linda Bellafanno 38 Bayview Ave- expressed her concern with how Bayview Ave was voted on last meeting and that this information was not listed on the agenda. She also expressed how she was never in favor of selling this property. She would like proper notification.

Emily Potts 114 Pond Street – asked if final agreement has been passed by TOLSC.

T.A. they made a recommendation on the sale of the property. Regarding this motion, they have not reviewed.

Town Council clarified that TOLSC are not required to approve this motion. The specifics comes down to the Board.

Mr. Barile made a motion; I move to rescind the motion this Board passed at our meeting on May 16, 2019, which was to abandon approximately 230 sq ft of land at 34 Bay View Avenue.

Seconded by Mr. Antrim

Unanimous vote in favor

Mr. Barile made a motion; I move that this Board make approximately 235 sq ft of land in front of 34 Bay View Avenue (as depicted on a plan of land prepared by Ralph Reid Land Surveyors dated February 20, 2019) available for disposition with the following two restrictions: 1) no wall may be placed thereon that is higher than the wall currently there; and 2) no structure may be placed in the area directly in front of the home other than a stairway.

This motion was then tabled.

Mr. Barile made a motion; I move to rescind the motion this Board passed at our meeting on May 16, 2019, which was to make approximately 230 sq ft of land at 34 Bay View Avenue available for disposition.

Seconded by Mr. Antrim

Unanimous vote in favor

Bill Mahoney 179 Willow Road – over a year ago Northeastern set up a sea water update review (MEPA site review). Are they supposed to get in touch with the Town?

T.A. mentioned that this is part of his update for tonight. We will discuss when we get to this topic on the agenda.

3. New Business

- a. Approve One Day Liquor License for Nahant Public Library's 200th Anniversary Celebration of the Library on June 1, 2019

Mr. Antrim made a motion; I move that the Board of Selectmen vote to approve a One Day Liquor License for Nahant Public Library's 200th Anniversary Celebration of the Library on June 1, 2019.

Seconded by Mr. Barile

Dan Munnely- Library Trustee- explained the logistics of this upcoming 200th anniversary event.

Unanimous vote in favor

- b. Approve Nahant Women's Club 19th Annual Nahant Holiday Fair on Saturday, November 30, 2019 from 9am-3pm

Mr. Barile made a motion; I move that the Board of Selectmen vote to approve Nahant Women's Club 19th Annual Nahant Holiday Fair on Saturday, November 30, 2019 from 9am-3pm

Seconded by Mr. Antrim

Unanimous vote in favor

- c. Approve Nahant Music Festival Opera: Rehearsal June 13 & 14. Performance on June 15th at Town Hall

Mr. Antrim made a motion; I move that the Board of Selectmen vote to approve Nahant Music Festival Opera: Rehearsal June 13 & 14. Performance on June 15th at Town Hall

Seconded by Mr. Barile

Unanimous vote in favor

- d. Approve the Library's Book discussion with Michael Tougias for Tuesday, June 11th at 7:30pm at Town Hall

Mr. Barile made a motion; I move that the Board of Selectmen vote to approve the Library's Book discussion with Michael Tougias for Tuesday, June 11th at 7:30pm at Town Hall

Seconded by Mr. Antrim

Sharon Hawkes Director of the Library- explained the upcoming Michael Tougias event.

Unanimous vote in favor

- e. Approve Wharf Street to Walton Road Block Party on May 26th from 3pm-9pm

Mr. Antrim made a motion; I move that the Board of Selectmen vote to approve Wharf Street to Walton Road Block Party on May 26th from 3pm-9pm

Seconded by Mr. Barile

Unanimous vote in favor

- f. Approve the Appointment of Reserve Officer- Michael Leccese

Mr. Barile made a motion; I move that the Board of Selectmen vote to approve the appointment of Michael Leccese as a Reserve Nahant Police Officer.

Seconded by Mr. Antrim

- g. Approve the Appointment of Reserve Officer- Joseph Maldonis

Mr. Antrim made a motion; I move that the Board of Selectmen vote to approve the appointment of Joseph Maldonis as a Reserve Nahant Police Officer.

Seconded by Mr. Barile

Unanimous vote in favor

h. Approve Nahant Little League Practice & Game Schedule

Mr. Barile made a motion; I move that the Board of Selectmen vote to approve Nahant Little League Practice & Game Schedule

Seconded by Mr. Antrim

Unanimous vote in favor

i. Approve Women's Softball practice & game schedule

Mr. Antrim made a motion; I move that the Board of Selectmen vote to approve Women's Softball practice & game schedule

Seconded by Mr. Barile

Unanimous vote in favor

j. Approve the Decorative Painting of Town Trash Barrels

Mr. Barile made a motion; I move that the Board of Selectmen vote to approve the decorative painting of Town barrels

Seconded by Mr. Antrim

Unanimous vote in favor

4. Town Administrator Report

T.A. Memorial Day is this weekend. DPW has been working hard to get the Town prepared. Ellingwood Chapel is complete. The staging is down. Town float is in and gangway is installed. Look forward to seeing everyone.

5. Ongoing Business

a. 34 Bayview Ave

Mr. Barile made a motion; I move that this Board make approximately 235 sq ft of land in front of 34 Bay View Avenue (as depicted on a plan of land prepared by Reid Land Surveyors dated February 20, 2019) available for disposition with the following two restrictions: 1) no wall may be placed thereon that is higher than the wall currently there; and 2) no structure may be placed in the area directly in front of the home other than a stairway.

Seconded by Mr. Antrim

Unanimous vote in favor

b. Northeastern University Marine Science Center Expansion Project Update

T.A. With regards to Mr. Mahoney's comment- last year they filed an Environmental notification form with the state MEPA office only in regards to their discharge pipe. There was a site visit that was later withdrawn.

We were informed earlier this month by Northeastern that they were intending to initiate this process once again with the state. Filing by the end of this month.

A contact from that office will notify him as soon as its filed. Once filed this will become public. They told us that it will be one filing- discharge pipe plus the building.

MEPA office decides whether or not they will do a site visit. As a Town, we will request that they do.

Billy Mahoney 179 Willow Road- Its not kosher to separate the pipe from the building

T.A. Geoff Trussel had provided information to some of the fisherman related to just that portion. To clear the confusion. They are filing both together; the building and the discharge pipe.

If they file by the last day of this month the environmental monitor comes out a week later. Once Environmental monitor comes out there is a 20 day comment period triggered and then a 10 day comment review period. We can also request an extension to that comment period. However, I believe that its actually the applicant who would grant or not an extension to the comment period.

Northeastern gave us some preliminary details about plans-

Regarding the project; looking to pursue scheme B: 55,000 sq ft building with 35,650 sq ft on the east side; 18,000 sq ft of that is buried 17,650 sq ft is above ground. On the West side 19,350 sq ft. They will be moving the pump house off of the seawall and in the Edwards building. The discharge pipes would no longer be discharging water onto the beach. They talked about current trailers being removed and this area would be parking. Their utilities would go through the buffer zone however, they may be able to avoid that. They want to put some type of material out to the Town when they file. They also provided a list of community benefits that they would be willing to provide to the town. This includes the following:

- Conservation restriction on the entire property
- Some type of legal document that would prevent them from using any other property in Town (final expansion).
- Continue \$25,000 a year to Johnson school
- Continue with 2 half scholarships
- Commit to no housing, no conference center and no commercial events
- Offer summer jobs for Nahant high school students
- Open to satellite parking and shuttle services
- Removal of seawater pump house off of the beach
- Lobster hatchery (as previously discussed)
- Landscape mitigation to the property
- Maintain Lodge park
- Look at climate change preparedness. Benefits from that would be targeted to Nahant first.
- Discounted education for Town employees
- Free programming for the school, COA, etc
- \$500,000 up front and \$50,000/year for 10 years

Stated clearly that this is their first initial offer and not their last.

They mentioned that they believe that they have the right to build on their property.

Mr. Antrim to clarify your point about this being their first offer and they expect Nahant to counteroffer. I assume this isn't on the building.

T.A. Richie and I spoke about the building. They made it pretty clear that the goal of their expansion requires this amount of space and they feel that they have the right to build on their property. I did not get the impression that they were willing to compromise on the size and location of the building.

Christian Bauta 3 Swallow Cave Road – there was a survey put out after the Dec 11th meeting in which the options were put out to the public. Did their decision align with the survey?

TA the answer is no because they haven't seen the results either.

Christian Bauta 3 Swallow Cave Road-one suggestion; I think we should consider the cost to the Town for having a building like this up there. Infrastructure, fire, police detail and if Fincom could do an analysis. I have also done my own study. I'll bring you my study at the next Board of Selectmen's meeting.

T.A. we would love to see that information from you. Any help like that is appreciated.

Marilyn Mahoney 179 Willow Road- read aloud a portion of a magazine regarding Northeastern's intentions of expanding. She is concerned. We need to work together to preserve our community.

Susan MacCarelli 15 Little Nahant Road- wanted to remind Tony what happened in Roxbury. Put in writing 8 stories. They built 22 stories. Their response, sue us. Asked Selectmen what's our Town worth? Is Nahant for sale?

Mr. Lombard-We are going to bring a third council in to view our options. Whatever happens with the board, we will keep the Town informed. Let the people decide.

Mr. Antrim regarding they believe they have the legal right to build; that's highly debatable. I think Nahant needs to exert its legal rights to achieve our community goals to protect our community.

Billy Mahoney 179 Willow Road- natural resource zoning says you cannot build. I think we have a strong case.

Mr. Barile the planning board met Monday night and they are going to vote to change the bylaw. We will probably have another special Town meeting to adopt it.

T.A. it's a change to the existing bylaw

Mr. Antrim to clarify it takes that table of uses for educational or religious institutions. It changes permitted to not permitted in natural resource areas. This makes our bylaws consistent with this table of uses. Once Planning Board posts that, it becomes effective from that date, but it

needs to be voted on by the Town and it needs to pass by 2/3 vote and vote needs to take place within 6 months of the posting in the newspaper.

T.A. to clarify the Planning Board is one of a few groups/boards that can submit a proposed change to the BOS. Once submitted to the Board, we are required to send it to the Planning board within 14 days of receiving it.

Michelle Capano 29 Ocean St- It will need to be addressed how they are going to manage these concurrent projects and an environmental impact study for the entire community. Who is responsible for the Town signs?

Mr. Lombard the Town Administrator

Michelle Capano 29 Ocean St- We really need to have a one way sign pointing down from the top of Nahant Road to Ocean Street. National Grid replaced a utility poll in front of her home; used to be a modified white and black one way sign pointing down and that needs to be replaced.

Carl Maccario 6 Irving Way – How are we going to pay for litigation against Northeastern?

Mr. Lombard you are talking about step 5 and we are only at step 1.

Carl Maccario- Has Town council advised you that you cannot deny a building permit.

T.A. Town council is preparing us for that moment. Until they actually file for a building permit, he is not going to advise, but he is preparing them.

Carl Maccario on the planning board; you said they are proposing to take out the two exceptions.

Mr. Barile I don't believe they had any meetings to discuss changing that.

Mr. Antrim they had that meeting on Monday.

Ann Bromer 29 Willow Road The entire Town (almost) is against this. They have choices, we don't. Maybe they own it but this is going to be a big law suit. Its like nothing has happened for a whole year to hear this report.

Mr. Lombard We represent the people and the people don't want this building. It's very simple. The problem is that it is going to cost us a lot of money.

Mr. Antrim (to follow up with Ms. Bromer) I think you are right, Northeastern's agenda is to advance Northeastern's agenda. And I think that Nahant's agenda needs to be to advance Nahant's agenda.

Mr. Barile I am looking for volunteers to help me with the Community Rating System. I need 3-4 people that are probably in the flood plane, that pay flood insurance. Anyone who would like to volunteer, call him.

T.A. essentially we used funds that were appropriated to try and fix that issue. Outfall pipe on Castle Road. The next step is the hydrology study to see where that water is flowing. Luckily the Town became a designated MVP community which makes us eligible for an action grant where they will match every dollar we spend, with 3 dollars. We have about \$120,000 left from that \$175,000, we have future money that we just approved in this last Town meeting and we took all of that and put it in an application that we applied for to turn that \$140K into \$500K. The idea is to use that money to buy pumps in the short term and long term is to do a hydrology study and design of improving the entire storm water system in that area. We are working hard to get something done.

T.A. Wednesday at 7pm there will be a Community Garden meeting at Town Hall to discuss limitations of the Town and resources along with ways to overcome and create a new model for operations.

Mr. Lombard referenced a letter to the Board of Selectmen; safety issue with Marjoram Park and Tudor Beach. Asked TA to follow up with Police Chief.

T.A Responded that he has followed up and looked further into this issue. We are increasing patrols and moving the speed sign.

Mr. Lombard referenced the following streets; Willow Road, Emerald Rd and Valley Rd. Asked for TA and Chief to look into stopping large trucks from driving down these streets. Adding weight limits.

Michelle Capano 29 Ocean Street- Believes there is a process that the Town could go through to re-evaluate the roads and restrict weight limits on certain streets.

6. Closing Announcements

Mr. Lombard stated: for the summer months of June, July & August; the Board of Selectmen will host a meeting on the 3rd Wednesday of each month.

Mr. Lombard stated that the Nahant Memorial Day Parade will be this Monday, May 27th. It will start at the Veteran's Memorial Park (next to Lowlands parking lot) at 9:30am. The parade will commence its march to the Wharf. At the conclusion of ceremonies at the Wharf, the parade will march to Nahant Road and from there, past Town Hall to Greenlawn cemetery. At the conclusion of ceremonies at Greenlawn cemetery, the parade will march down Nahant Road to its final destination of the Nahant Life Saving Station parking lot.

7. Adjourn:

Mr. Barile made a motion to adjourn
Seconded by Mr. Antrim
Unanimous vote in favor

Meeting adjourn 9:47pm

Meeting Minutes prepared by Bobbie-Jo Blair, Administrative Assistant

Minutes approved by the Board of Selectmen on the _____ day of _____ 2019.

Board of Selectmen