

Military Housing Design and Development Advisory Committee  
March 28, 7:30 P.M

Members Present: David Doyle, Lenny Frisoli, Ron Cameron, Sue Bonner, Lynne Spencer, Mark Cullinan (ex-officio) Others Present: David Spillane, Wei Jin and Lori Costelli (Goody Clancy) Daniel Perepelitza (resident)

Meeting open at approximately 7:40PM.

Mr. Cullinan opened the meeting and introduced members of the team from Goody Clancy.

Mr. Spillane presented a Power Point presentation describing his firms proposed scope of service: Mr. Spillane reviewed what he understood the goals of the Committee to be and reviewed the schedule of work. Mr. Spillane thought Goody Clancy could complete their work in an 8 to 12 week period. Mr. Spillane's presentation reviewed various design and development concerns and criteria that he felt the Committee should consider, including; Street Access and traffic movement into and out of the site, linkage and natural resources surrounding the site, various impacts on the neighborhood, including views and density.

Mr. Spillane showed slides of various neighborhoods in Nahant, demonstrating different degrees of housing density, setbacks and architectural styles. Mr. Spillane also showed various slides of other developments that he felt the Committee could learn from while considering design and development criteria for the Military Housing site.

Mr. Frisoli questions Mr. Spillane and Ms. Costelli about levels of traffic that could be expected. Ms. Costelli explained that the level of traffic would depend on the various types of development. Mr. Frisoli asked how many units would have an adverse impact on the traffic pattern in the area. Ms. Costelli indicated that 25-30 units would have a minimal impact on current traffic levels and she would expect that at 100 units the Town could expect to begin seeing additional traffic impacts. There was a brief discussion about extending Gardner Road to Willow Road to provide an alternative traffic flow. Mr. Cullinan gave a brief description of plans for changing the traffic flow at the Johnson School. Most felt that this would help the current traffic problems.

Mr. Perepelitza questioned the total number of units that were being considered. Mr. Cullinan stated that he thought Town Meeting voted to explore 25 to 27 units. Ms Spencer indicated that she felt the Committee and Consultant should not be constrain by this number and the more important factor was the development itself, provided it did not have an adverse impact on the neighborhood. Mr. Frisoli agreed that we should not necessarily limit plans to 25-27 units but develop the site appropriately.

Mr. Cameron indicated that he liked keeping single family style units along Castle Road but asked whether the Committee should consider multi-family units down slope on Castle Road. Mr. Cameron also expressed his concerns that open space and the use of the correct building material was important.

There was a general discussion on the schedule. Mr. Cullinan suggested that the Committee should continue to proceed with the schedule as outlined by Goody Clancy and hold a public forum in the summer and plan on a Special Town Meeting in September 2007. The Committee agreed that Wednesday's were the best day of the week to meet.