

## Coast Guard Design & Development Committee – Warrant Article

**ARTICLE XX.** (Coast Guard Housing Development) To see if the Town Will vote to Authorize the Board of Selectmen to dispose of the property on Castle Road and Goddard Drive (known as the Coast Guard Housing) under the following conditions:

-That the existing houses are demolished, the in-ground oil storage tanks are removed, the land is leveled to reduce mounding, the land is subdivided as per the plans presented, and individual lots be sold (with restrictions that no single entity can purchase more than one lot, and lots cannot be combined) while retaining the following areas within the property;

- An approximate 15-foot-wide path to connect the Heritage Trail to Bailys Hill;
- An approximate 30-foot-wide tract of land abutting the golf course to clear encroachment of the first tee;
- An approximate 10 to 20-footwide tract of land abutting Bailys Hill to eliminate any encroachment to the dirt road access to the bunker; and
- an approximately 8-foot strip of land of the property that encroaches upon Castle Road and Gardner Road

-and to prevent over development the Board of Selectmen begin the process of establishing a zoning overlay or zoning district, setting the maximum floor area ratio for these lots at 25%, or take any other action relative thereto.