

# Coast Guard Housing Committee

Coast Guard Design & Development  
Advisory Committee?

# Committee

- Develop a range of appropriate land use options likely to fit with surrounding area and present a plan to the town for the development/disposition of the land known as the Coast Guard Housing

# Objective

- **Town Meeting - plan design/development of a parcel of land which currently has 12 single family homes on it in order to maximize long term benefits to the town.**

# Criteria

1. Design that fits the community
  - A. Architectural character
  - B. House/Lot size
  - C. Number of houses
  - D. Strategically located
2. Maximize long term benefit to town
  - A. Financial
  - B. Open Space

## Criteria continued

5. Address 40B need (even if partially)
6. Respectful of current zoning by-laws
7. Ability to execute

## Criteria continued

- 3. Address housing needs of Nahant
  - A. Elderly
  - B. New Home Buyers
  - C. Affordability
- 4. Least negative impact to neighborhood
  - A. Traffic
  - B. Transition impact

# Options

Sell as is – with or without restrictions

Open space

Tear down and sell as lots with or without restrictions

Divide/Housing – Open space

Design and build a sample home – CPA funding

More lots – 9500 square feet

Rent existing 10 – 15 years then transition to open space

# Options continued

Every lot 10,000 square feet for R2 zoning – any additional space becomes open space

Single family homes and 1-2 townhomes

Townhome and open space

Over 55 community

Senior center

**Draft Work Plan: Nahant CCHC to be filled out by committee.....(09/12/2017)**

Phase	1	2	3	4	5	6
	<b>Planning, process &amp; development of options</b>	<b>Preliminary data analysis &amp; evaluation to prioritize</b>	<b>Presentation &amp; review initial findings w/ key issues/areas (Hearing)</b>	<b>Detailed analysis &amp; evaluation of better options</b>	<b>Presentation &amp; review detailed findings w/ key issues/areas (Hearing)</b>	<b>Finalize best land use options; Restrictions, guidelines &amp; Documentation</b>
	(TBD)	(TBD)	(TBD)	(TBD)	(TBD)	(TBD)
Tasks	<ul style="list-style-type: none"> <li>Establish committee, objective, scope &amp; work plan</li> <li>Develop &amp; finalize committee process</li> <li>Identify/obtain &amp; review past relevant work</li> <li>Obtain input for land use scenarios                             <ul style="list-style-type: none"> <li>Selectmen's challenge</li> <li>Town depts</li> <li>Public input</li> </ul> </li> <li>Develop/Identify options for use</li> <li>Develop necessary data sets to evaluate options</li> </ul>	<ul style="list-style-type: none"> <li>Obtain, collect or develop supporting data &amp; information for each element for each scenario</li> <li>If unable to accomplish, specify information gap needed to be filled</li> <li>Identify expertise to fill gaps (source for key scenarios)</li> <li>Prepare information package for each scenario to share w/committee</li> <li>Evaluate against preliminary criteria</li> <li>Synthesize learning's into preliminary scenarios to address issues &amp; fill gaps to &lt;5</li> </ul>	<ul style="list-style-type: none"> <li>Prepare findings &amp; data to extract key learning's at hearing. Make presentation to town committees</li> <li>Present land use options and preliminary findings to solicit feedback on each option (public hearing)</li> <li>Present criteria &amp; preliminary rating for each to obtain consensus on reducing number of options to &lt;5</li> <li>Synthesize learning's into preliminary scenarios to address issues &amp; fill gaps</li> </ul>	<ul style="list-style-type: none"> <li>Review necessary revisions for each option</li> <li>Identify where additional expertise is needed...</li> <li>Expedite resolution of issues &amp; gaps</li> <li>Revise each remaining scenario appropriate to have consistent data sets for all</li> <li>Evaluate revised scenarios against revised criteria</li> </ul>	<ul style="list-style-type: none"> <li>Prepare revised detailed findings and data...for each of the more attractive scenarios</li> <li>Prepare appendix page w/supporting details for each</li> <li>Post information so Nahant residents have sufficient time to evaluate each before scheduled hearing</li> <li>Address any new or problematic issues revealed by hearing &amp; finalize information &amp; documentation for the best options</li> <li>Prepare clear supporting recommendation and stipulations for each attractive land use option to enable the town to specify exact conditions of sale/use...</li> </ul>	<ul style="list-style-type: none"> <li>Executive level presentation documenting revisions with supporting documentation</li> <li>Highlight benefits &amp; issues of each scenario</li> </ul>
Deliverables	<ul style="list-style-type: none"> <li>OSWP outlined for CCHC's objective</li> <li>Town committee /Dept Input</li> <li>Collect and list potential scenarios</li> <li>Draft (~6-10) land use scenarios</li> <li>Draft necessary data sets for evaluation</li> <li>Develop preliminary evaluation criteria</li> </ul>	<ul style="list-style-type: none"> <li>Develop &amp; modify scenario descriptions to 6-10 preliminary</li> <li>Identify all potential issues for each scenario</li> <li>Obtain agreed data sets for each scenario</li> <li>Prepare Executive level PPT of macro finding &amp; status of committee's progress...</li> </ul>	<ul style="list-style-type: none"> <li>Publish/present macro findings to maintain communication channels w/selectmen &amp; town</li> <li>Identify &amp; collect necessary revisions to scenarios for detailed analysis</li> </ul>	<ul style="list-style-type: none"> <li>Revised options and remaining details to address</li> <li>Address all key issues &amp; gaps using internal or external expertise...</li> </ul>	<ul style="list-style-type: none"> <li>Publish/present final recommended scenarios w/supporting details at public hearing</li> </ul>	<ul style="list-style-type: none"> <li>Executive level presentation documenting revisions with supporting documentation</li> <li>Highlight benefits &amp; issues of each scenario</li> </ul>

**Draft for CCHC  
discussion/review**