

**Town of Nahant
Coast Guard Housing Advisory Committee
September 17, 2019**

The Coast Guard Committee, in an effort to look at various options for the property referred to as Coast Guard Housing, began the review process by creating 12 options. That list in no particular order is:

1. Sell as is - with restrictions
2. Open Space
3. Rent existing houses for 10 - 15 years to pay down loan then transition to open space
4. Sell off enough homes to satisfy loan - the rest becomes open space
5. Tear down and sell as lots with restrictions
6. Design and build a sample home - CPA funding
7. Configure more lots 9500 square feet
8. Every lot 10,000 square fee for R2 zoning - any additional space becomes open space
9. Single family homes and 1-2 town homes of 3 to 4 units each
10. Town homes and open space
11. Over 55 community Senior center - (dropped from consideration moved to criteria)
12. Establish new lot lines with 9-10 conforming lots

On February 7, 2018 the committee was asked to use the developed criteria to score all the options listed above and to provide their results at the next meeting. Based on the scoring the following options were removed from consideration:

March 12, 2018

2. Open Space - The scoring clearly indicated that this option had no financial benefit to the town. There was also little ability to execute this option based on the housing and financial needs of the town.

6. Design and build a sample home - CPS funding - This option scored low on ability to execute and was questionable on the financial implications. There are many entities looking for funding from CPS and the pot is limited.

7. More lots - 9500 square feet - A review of the plot plans that were available to the committee indicated that additional lots were unlikely to be available. Portions of the parcel will have to be left in the town's ownership as they include the side-

Option 3-rent existing house for 10-15 years to pay down loan then transition to open space

Town should not be in the rental business

Properties are in need of extensive upgrades at a cost to the town

Not executable - town residents looking for resolution on this property

Loss of revenue to the town

Option 4-sell off enough houses to satisfy loan - the rest becomes open space

Loss of revenue to the town

Option 12 - Establish new lot lines with 9 -10 conforming lots

Loss of revenue to the town

General information

The first meeting of the Coast Guard Housing Committee was on Tuesday, July 25, 2017 at 7pm.

The list of possible options began to develop at our second meeting on September 12, 2017.

Feedback from the School Committee as early as November 9, 2017 indicated the following were of importance to that committee; safety, traffic, parking, variety of housing needed in particular for young people.

The committee was able to obtain funding to have some drawings done of some of the options based on the plot plan in hand \$8500 ?

When the committee later requested funding to have the property surveyed and staked (after coming to the realization that the property lines were not as appeared) no funding was available. March 4, 2019

walk and into the street on Castle Road, the "road" that gives access to the bunker that the town uses for storage, and a small portion of the golf course. Even if possible this option would require the owners to go before the zoning board to obtain a building permit. Buyers would likely request a contingency on purchase which adds another issue to the sale.

10. Town homes and open space - This option scored low on the following criteria; design and character that fit with neighborhood, least impact on neighborhood, respectful of current zoning laws and ability to execute. A previous town meeting vote indicated that the majority of voters had no appetite for condominiums.

11. Over 55 community moved to criteria

Initial scoring left the committee with 7 options. A motion was made and approved to add an additional option. That is to reconfigure the plot plan and create approximately 10 conforming lots. That left the committee with 8 options. Based on information received by the committee a motion was made and approved to remove 40B as criteria. The town has no formal plan so even if 40B were partially addressed it would not help the town in addressing its quota.

February 7, 2019

Motion made to scratch option 9 which was a combination of 1 - 2 town homes with 3 - 4 units each and single family houses. Reasoning - Condominiums would be large structures between 4500 and 6000 square feet each, not fitting with neighborhood. The 2 condos require parking for as many as 12 - 16 cars. The town voted previously not to have condos. There would be zoning hurdles. A builder/developer spoken to maintains that the best dollar value for the town is selling as is. Once a developer is brought in their need for profit takes away money from the town. Motion carried.

February 26, 2019

Motion made to eliminate #8 from the process as it was considered duplicative. This occurred while the committee was listing positives and negatives of the remaining options. Option 8 is the same as Option 5.

April 18, 2019

Motion made to eliminate all but the following options, Sell as is and Tear down and sell 12 lots.

That vote removed the following options: