

TOWN OWNED LAND STUDY COMMITTEE
GUIDELINES

GUIDELINES FOR TRANSFER OF TOWN OWNED LAND

Initial Fact-finding for This Property

(And nearby property of importance to the community)

PROPERTY LOCATION: _____

1. What are the exact boundaries of the property?
 - Should the town require that the proposed transferee pay for a survey?
2. What is the current use?
3. Describe the topography and surrounding area?
4. What is the history regarding the circumstances of this transfer?
 - In a case where the proposed transferee built on town land, what were the circumstances of this event? What approval was sought? What assurances, if any, were given? To whom were they given?
 - EXPLAIN IN DETAIL
5. What is the stated reason for the proposed transfer?
6. What are the stated terms of the proposed transfer?
7. What is the assessed value of the property?
8. What is the fair market value of the property?
 - Should the town require that the proposed transferee provide an appraisal?
 - Should the town obtain its own appraisal?

9. What is the current zoning?

10. What was the historical use for the community?

11. What is the natural history of the site?

12. Are there maintenance or other costs to the town presently associated with the property?

If YES –*EXPLAIN*

13. What input has there been from abutters, town committees, etc.?

14. Should the town request input from abutters, town committees, etc.?

15. Has the town previously adopted policies/priorities which would impact this site?

- 1986 Nahant Planning Board guidelines for new development
- 2000 Open Space Plan
- Management plans for Open Space
- Other

Analysis

Importance to the town

1. Will the transfer generate revenue for the town?
 - Taxes:
 - Sale of property:
 - Or would retention of the site potentially earn the town more future revenue?
 - Should the town consider offering the property for sale to the general public to generate more revenue?
2. Does the site have historical value?
 - Because of the site's natural history?
 - Because of the history of the community?
3. Does the site have open space/ recreation significance?
4. Does the site have environmental significance?
 - What environmental impact could the transfer potentially have?
5. Does the site have value for public access reasons?
 - Recreational access
 - Handicap access
6. Does the property have potential costs to the town?
 - Maintenance –
 - Liability -
 - Other
 - Could other organizations bear this cost or help bear this cost?
7. What future use/significance could the site possibly have for the town if the town decides to retain it?
 - Open space/recreation
 - Town administration
 - Other

8. How will the transfer impact development either on the site of the proposed transfer or on other sites?
- Will the transfer likely increase “build-out”/ density of buildings?
 - Could the transfer facilitate construction on the purchaser’s original lot by changing the “setback” rules?
 - Could the transfer provide access to the potential transferee or to other private individuals who could use the site as access enabling development of neighboring property?
 - Other –
9. If the property is transferred could future owners develop uses which could have a negative impact?
- Long term development (subdivisions, commercial areas, multifamily dwellings)
10. Would a sale of this property create an unwanted precedent which could be used in the future by proposed transferees?
11. Are there other potential consequences to the sale which could negatively impact the town?
12. Could restrictions in the deed ameliorate potential problems with the transfer?

Importance to the potential transferee:

1. Are the stated reasons for the sale of significant importance to the potential transferee?
- 2.

Importance to the abutters of the potential transferee:

- 1.
- 2.