

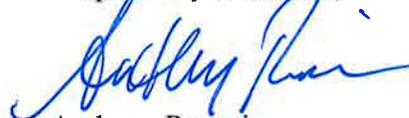
**Nahant Planning Board  
Minutes of Meeting Held March 4, 2014**

Pursuant to posted notice attached, a meeting was called to order at 7:15 pm by Mr. Hastings.

Present were: Richard Snyder, Cal Hastings, Carl Easton, Sheila Hambleton, Thom Donahue, Tony Roossien.

1. Sheila Hambleton reported on NPB budget. Approximately \$1700 remaining. It is expected that the cost for the postings for tonights (3) three public hearings will cost \$1000.
2. Sheila Hambleton reported on Department of Public Housing Notice dated 2/12/14 (see attached). This notice summarized that Nahant is 2.9% and the law requires 10%. Richard Snyder explained how Public Housing is calculated. The document needs to be verified and returned. Mr. Snyder will forward to the Town Administrator for comment.
3. Thom Donahue summarized the "Rights of Way" project. Mr. Snyder gave explanation of project to those in attendance. Mr. Donahue gave summary of surveys and markers (see attached). Mr. Donahue will coordinate completing the Little Nahant Surveys and markers and Big Nahant Wendell Road, Swallows Cave Road, and Gardner Road surveys.
4. The meeting recessed at 7:40 pm.
5. The meeting reconvened at 9:54 pm.
6. The next regular meeting will be Tuesday March 11<sup>th</sup> @ 8pm.
7. The meeting adjourned at 9:55pm.

Respectfully submitted,



Anthony Roossien  
Recording Secretary



Commonwealth of Massachusetts  
DEPARTMENT OF HOUSING &  
COMMUNITY DEVELOPMENT

Deval L. Patrick, Governor ♦ Aaron Gomstein, Undersecretary

RECEIVED

MAR 04 2014

PLANNING BOARD

To: Local Official  
From: Christine A. McClave, Acting General Counsel, Office of the General Counsel  
Catherine Racer, Associate Director, Division of Housing Development  
Subject: Subsidized Housing Inventory Biennial Update  
Date: February 21, 2014

The Department of Housing and Community Development ("DHCD") is in the process of updating the Chapter 40B Subsidized Housing Inventory ("SHI"). The methodology for counting units on the SHI is subject to DHCD regulations at 760 CMR 56.00 *et seq.* and guidelines at <http://www.mass.gov/hed/docs/dhcd/legal/comprehensivepermitguidelines.pdf> (see in particular section II, "Measuring Progress Towards Local Goals," and section III, "Affirmative Fair Housing Marketing and Resident Selection Plan" guidelines).

The SHI is used to measure the community's attainment of affordable housing goals for the purposes of M.G.L. Chapter 40B, the Comprehensive Permit Law. A developer may appeal to the state Housing Appeals Committee for review of local action on a Comprehensive Permit if less than 10% of the community's total year round housing stock is subsidized and restricted for low or moderate income households. The percentage of subsidized housing in a community is derived by dividing the number of qualifying SHI units in the community by its total number of year-round housing units based on the latest available U.S. Census, which is currently the 2010 U.S. Census. Pursuant to the regulations at 760 C.M.R. 56.03(2)(f), DHCD shall update the SHI biennially.

Enclosed for your review and use is DHCD's current SHI record for your community, which reflects our information as of January 28, 2014 regarding the number of all units which qualify for inclusion on the SHI. Please note the following:

- 1) Corrections to your inventory record should be made by simply writing directly on the enclosed draft and returning it as indicated below. To add units or to restore units, please see below.
- 2) Please request that eligible units be added to the inventory by submitting a completed copy of the "Requesting New Units Form" (available at <http://www.mass.gov/hed/docs/dhcd/hd/shi/rnuf.doc>) along with the documentation required by said form. To request the addition of new units and to track units for CDBG and HOME housing rehabilitation units only, please use DHCD's "Housing Rehab Units Only" spreadsheet (available at <http://www.mass.gov/hed/docs/dhcd/hd/shi/rehabunits.xls>). **Please note** that the "Housing Rehab Units Only" spreadsheet must be submitted along with copies of use restrictions corresponding to the affordable units. As you are aware, the Housing Appeals Committee ruled in *South Center Realty, LLC v. Bellingham* that affordable rehabilitated units must be subject to a use restriction to be included on the SHI. Please see section II of the aforementioned guidelines for SHI use restriction requirements, including that the term of the use restriction shall be not less than 15 years for rehabilitated units (newly created units require a use restriction term of not less than 30 years).
- 3) Pursuant to DHCD regulations at 760 CMR 56.03(2)(c), if more than one year elapses between the date of issuance of the Comprehensive Permit (or zoning approval under M.G.L. c.40A or completion of plan review under M.G.L. c.40R), and issuance of the **building permit(s)**, units are no longer eligible to be counted on the SHI until such time as the building permits are issued. Furthermore, said regulations state that if more than 18 months elapse between issuance of the building permits and issuance of the **certificate of occupancy**, the units will become ineligible for the SHI until the date that the certificate of occupancy is issued. DHCD has removed units from the SHI (providing a unit listing of "0") based on such time lapses. Therefore, please provide as applicable a listing of issued building and occupancy

permit numbers and corresponding unit numbers and addresses to ensure or restore inclusion of units on the SHI. Please note that for SHI purposes, building permits are permits to construct units and foundation permits are *not* regarded as building permits.

- 4) Any developments for which the period of affordability **has expired or is listed as expiring in or before 2014** (see "Affordability Expires" column in the enclosed report) have been removed or are **subject to removal** from the SHI unless or until adequate documentation is submitted confirming that the period of affordability has not expired or has been extended. Generally, HOR units with expired affordability end dates have already been removed from the SHI as part of this biennial update.
- 5) DHCD counts group home units on the SHI based on information provided directly by the Department of Mental Health ("DMH") and the Department of Developmental Services ("DDS", formerly known as "Department of Mental Retardation" or "DMR").
- 6) If you have no changes to the draft inventory, please confirm that your inventory is correct by writing "no changes" and returning the inventory page(s).

This correspondence is being mailed to the Mayor, Town Manager/Administrator, Zoning Board of Appeals, and Planning Director/Department in each community as applicable. We ask that the appropriate officials in each municipality review this information and provide a coordinated response either confirming the information contained in the report, submitting corrections, and/or requesting that DHCD newly add or restore units to the SHI. **Complete information and required documentation must be submitted to ensure units will be newly added or restored to the SHI.**

**We further request that you complete this review and return the enclosed draft inventory record with any applicable corrections, additions, and documentation by April 4, 2014. Please submit this information by emailing it via attachment to [dhcdshiupdate@massmail.state.ma.us](mailto:dhcdshiupdate@massmail.state.ma.us) .**

Please additionally note that Planned Production and DHCD's Local Initiative Program ("LIP") are powerful tools to assist communities in meeting their affordable housing goals in a manner consistent with local planning and development goals. The Planned Production Guidelines, available at <http://www.mass.gov/hed/community/40b-plan/housing-production-plan.html>, clarify the requirements of the affordable housing plans and the steps to implement the plans under the regulations (see 760 CMR 56.03(4)). LIP provides communities a method for counting units on the SHI that are not otherwise subsidized in accordance with the regulations. Please see section VI of the aforementioned guidelines for further information on LIP requirements. LIP applications for comprehensive permit projects and for Local Action Units (LAUs) can be found at DHCD's website at <http://www.mass.gov/dhcd> (search under "Local Initiative Program").

Thank you for your anticipated cooperation. If you have any questions, please contact Margaux LeClair at (617) 573-1526.

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT CH40B SUBSIDIZED HOUSING INVENTORY**

**Nahant**

DHCD ID #	Project Name	Address	Type	Total SHI Units	Affordability Expires	Built w/ Comp. Permit?	Subsidizing Agency
2052	n/a	Spring/Emerald Roads	Rental	14	Perp	No	DHCD
2053	Spindrift	194 Nahant Road	Rental	29	Perp	No	DHCD
2054	n/a	22-30 Greystone Road	Rental	5	Perp	No	DHCD
4381	DDS Group Homes	Confidential	Rental	0	N/A	No	DDS

**Nahant Totals**  
 48      Census 2010 Year Round Housing Units  
 1,612  
 2.98%      Percent Subsidized

**RECEIVED**  
**MAR 04 2014**  
 NAHANT PLANNING BOARD

1/28/2014

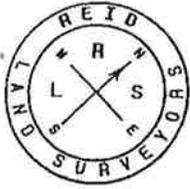
**From:** Ralph Reid [ralph@reidls.com]  
**Sent:** Tuesday, March 04, 2014 2:23 PM  
**To:** 'Thom Donahue'  
**Subject:** RE: Passageway #13, Nahant, MA  
**Attachments:** Passageway 13.pdf

Here it is Thom.

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**From:** Thom Donahue [mailto:thom.donahue2@verizon.net]  
**Sent:** Tuesday, March 04, 2014 8:17 AM  
**To:** 'Ralph Reid'  
**Subject:** Passageway #13, Nahant, MA

Ralph-  
Please send me a clean copy of the Passageway #13 at Wilson Rd and Little Nahant Rd.  
It came through with overprinting. We have a Planning Board meeting tonight and I would like to submit your work to date for approvals.  
-Thanks, Thom



# REID LAND SURVEYORS

Land Surveyors and Civil Engineers

365 Chatham Street • Lynn, MA 01902 • TEL • 781-592-2660 • FAX • 781-592-2770

Reid Land Surveyors, Inc.

365 Chatham Street  
Lynn, MA 01902

## Invoice

Date	Invoice #
3/3/2014	7483

Bill To
TOWN OF NAHANT c/o SHEILA HAMBLETON NAHANT TOWN HALL 334 NAHANT ROAD NAHANT, MA 01908

Description	Amount
FOR SURVEYING SERVICES PROVIDED ON THE RIGHT OF WAYS LOCATED IN LITTLE NAHANT, MA, AS REQUESTED. THIS INVOICE COVERS WORK DONE ON PASSAGEWAYS 9 & 11. THERE IS NO CHARGE FOR THE WORK DONE ON ROW # 13 LOCATED AT WILSON AND LITTLE NAHANT ROAD DUE TO THE ERROR ON THE ORIGINAL PLAN.	0.00
PREPARE PLANS OF LAND FOR THE TWO REFERENCED RIGHT OF WAYS SHOWING IN DETAIL ALL THE PHYSICAL FEATURES AND ENCROACHMENTS LOCATED WITHIN THE ACTUAL WAYS.	
LAND SURVEYOR 1.5 hrs@ \$125/hr	187.50
2 MAN SURVEY CREW 3.0 hrs @ \$175/hr	525.00
COMPUTER TIME-CAD DRAFTING 4.0 hrs @ \$95/hr	380.00
R05-271A	
PLEASE INCLUDE OUR INVOICE NUMBER ON YOUR CHECK	
<b>Total</b>	<b>\$1,092.50</b>

RESIDENTIAL AND COMMERCIAL

- Surveying
- Subdivisions
- Land Court Surveys
- Site Plans
- Construction layout
- Mortgage Surveys
- Board of Appeals Plans
- Civil Engineering

## Thom Donahue

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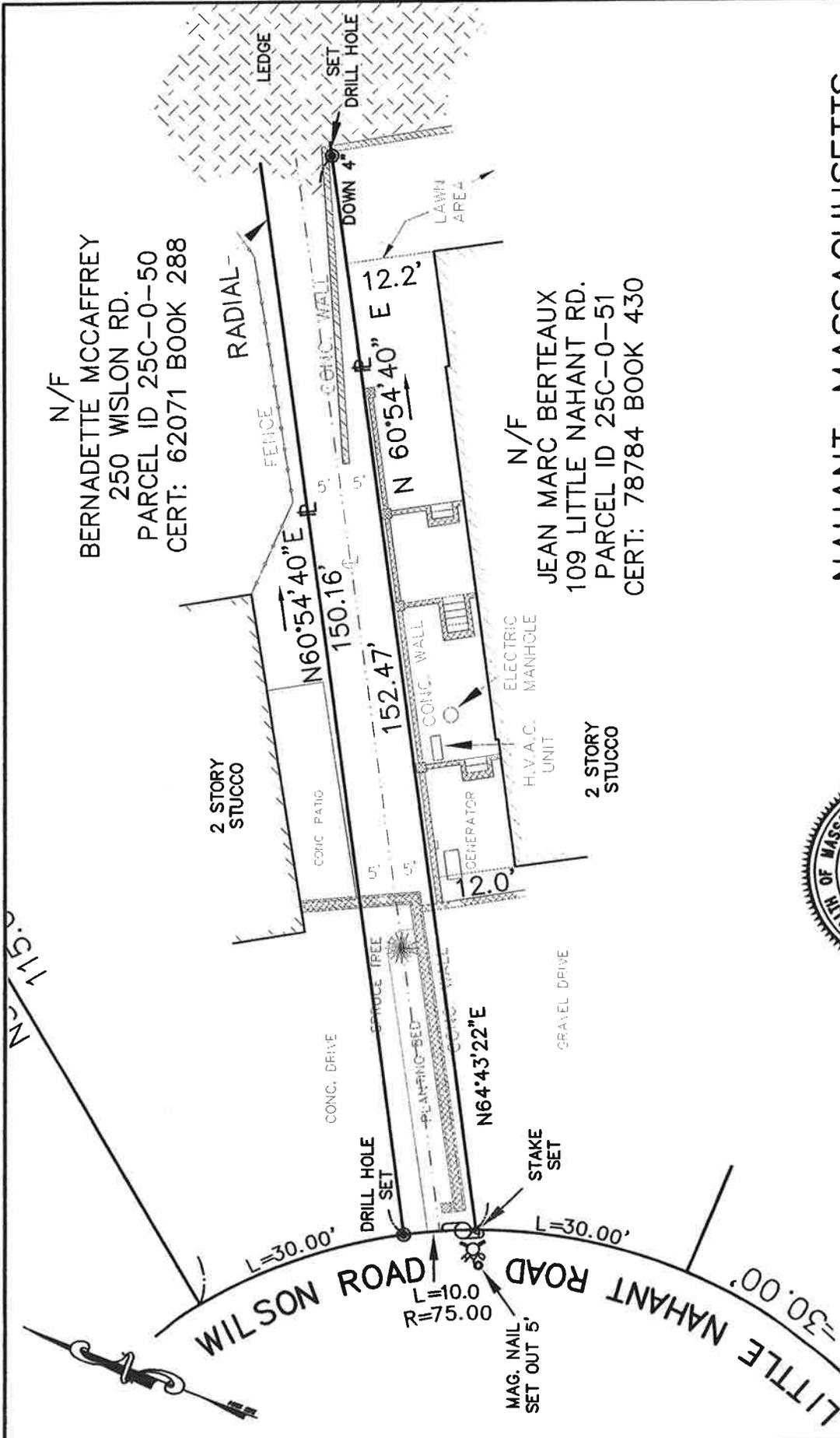
**From:** Ralph Reid [ralph@reidls.com]  
**Sent:** Monday, March 03, 2014 1:04 PM  
**To:** 'Thom Donahue'  
**Subject:** Nahant ROW'S  
**Attachments:** Passageway 9.pdf; Passageway 11.pdf; Passageway 13.pdf; DOC030314 7483.pdf

Hi Thom,

Attached please find our current invoice along with copies of the plans. There are only two remaining Ways to be surveyed and permanent markers to be set. We will need to meet again and determine which locations are best for the markers. I would budget about \$1200.00 for the plans for the remaining Ways and \$5000.00-\$7500.00 for the markers unless you decide on drill holes and rods which would significantly reduce the cost. Please contact me to discuss this in detail.

Ralpj

Ralph W. Reid P.L.S.  
365 Chatham Street  
Lynn, MA 01902  
Tel 781-592-2660  
Fax 781-592-2770



N/F  
 BERNADETTE MCCAFFREY  
 250 WISLON RD.  
 PARCEL ID 25C-0-50  
 CERT: 62071 BOOK 288

N/F  
 JEAN MARC BERTEAUX  
 109 LITTLE NAHANT RD.  
 PARCEL ID 25C-0-51  
 CERT: 78784 BOOK 430

NAHANT, MASSACHUSETTS  
 PLAN OF 10' WIDE PASSAGEWAY #13  
 LITTLE NAHANT RD @ WILSON RD.

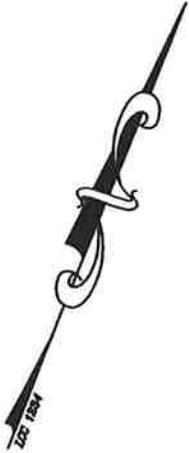
REID LAND SURVEYORS  
 365 CHATHAM STREET LYNN, MA 01902  
 JULY 10, 2013 SCALE 1" = 20'



DEED REFERENCE:  
 LCC 1234  
 R05-271A  
 RWR/LTS



# ATLANTIC OCEAN

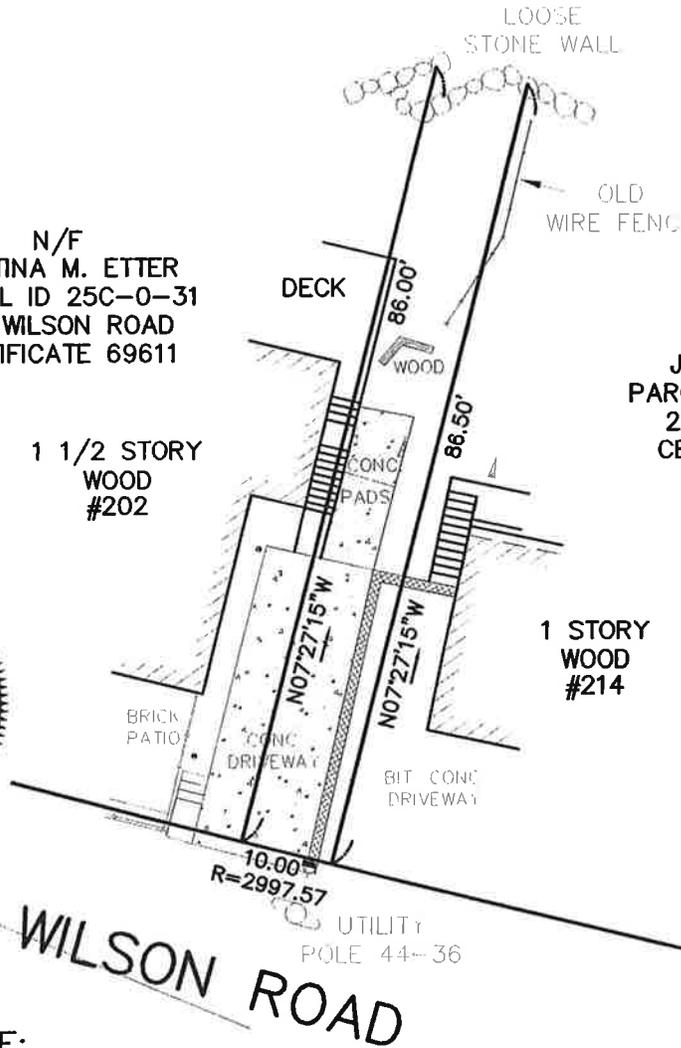


N/F  
KRISTINA M. ETTER  
PARCEL ID 25C-0-31  
202 WILSON ROAD  
CERTIFICATE 69611

N/F  
JACK H. RESNICK  
PARCEL ID 25C-0-32A  
214 WILSON ROAD  
CERTIFICATE 63599

1 1/2 STORY  
WOOD  
#202

1 STORY  
WOOD  
#214



DEED REFERENCE:  
LCC 1234

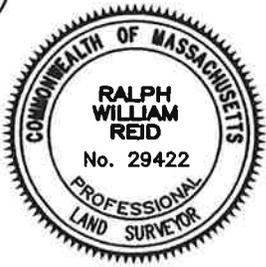
R05-271A  
RWR/LTS

NAHANT, MASSACHUSETTS  
PLAN OF 10' WIDE PASSAGEWAY #11 LOT 401  
OFF WILSON RD.

REID LAND SURVEYORS  
365 CHATHAM STREET LYNN, MA 01902  
MAY 14, 2013 SCALE 1" = 20'

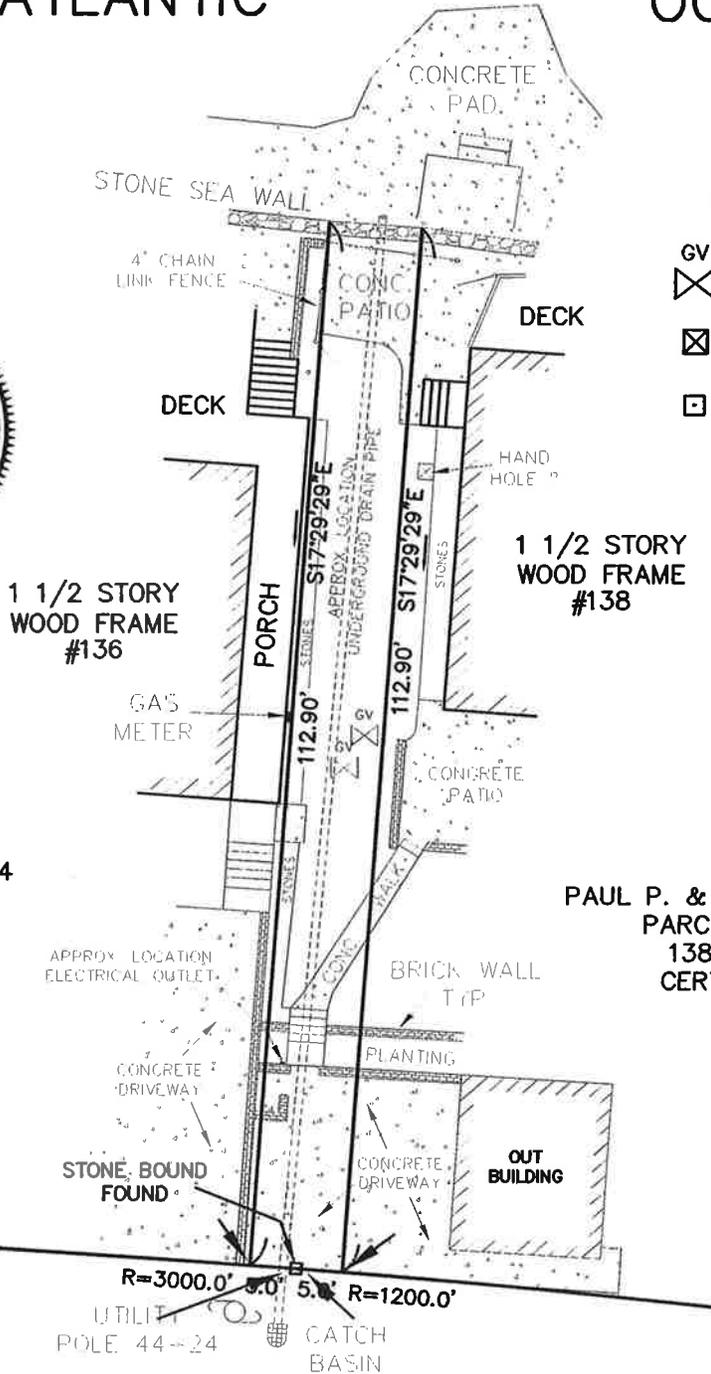
ATLANTIC

OCEAN



LEGEND

- GV GAS VALVE
- HAND HOLE
- STONE BOUND



N/F  
 RICHARD A. FAIETA  
 PARCEL ID 25C-0-14  
 136 WILSON ROAD  
 CERTIFICATE 50378

N/F  
 PAUL P. & DEMETRIA DEMARKLES  
 PARCEL ID 25C-0-15  
 138 WILSON ROAD  
 CERTIFICATE 30552

DEED REFERENCE:  
 LCC 1234

R05-271A  
 RWR/LTS

WILSON ROAD

NAHANT, MASSACHUSETTS

PLAN OF 10' WIDE PASSAGEWAY #9 LOT 400  
 OFF WILSON RD.

REID LAND SURVEYORS  
 365 CHATHAM STREET LYNN, MA 01902

MAY 13, 2013 SCALE 1" = 20'