Dear Fellow Nahanters

Each year you elect one or more Members of the Nahant Planning Board, which has many legally mandated responsibilities.

One of these is the preparation and updating of a Master Plan for the Town. The last such plan was published in 1986 and we are in the process of preparing a current plan. With funds allocated from Community Preservation Act receipts and the Town, we have hired a consultant and reviewed plans from other communities. We will look at a wide range of activities from zoning to town services.

The Board has only 7 members and it is therefore particularly critical that we solicit the views of as many people as possible.

We are enclosing a survey which we very much hope you will complete and return at the earliest possible time, but not later than March 7. This survey was initially prepared by us with our consultant and circulated to members of various town boards for comments, including the Town Manager and Selectmen. Thus it asks the questions about issues which many persons with Town responsibilities think we should know about.

If you have any questions, you can call Sheila Hambleton in the Assessors office (781-581-0232) or email me at rjsnyder@duanemorris.com.

Thank you very much.

The Nahant Planning Board

Richard J. Snyder, Chair
Calvin Hastings, Vice Chair
Sheila Hambleton, Treasurer
Carl Easton, Recording Secretary
Teri Motley, Corresponding Secretary
Carolyn Cummings-Saxton, Member
James McCurdy, Member.
TOWN OF NAHANT
MASTER PLAN OPINION SURVEY

Purpose

The purpose of this questionnaire is to help those working on the plan to understand your opinions about the town’s direction and to give you an opportunity for early input into the plan. What you and others say through this questionnaire will help shape the plan for the town’s future.

What Contributes to Nahant’s “Character”?

We begin with a set of questions about Nahant’s “character”. What are the qualities that you consider important elements of this character? What sets Nahant apart from other communities? Why do you choose to live here and not in some other town? What would you hate to see change? What might you like to see changed?

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<th></th>
<th>Very Desirable</th>
<th>Somewhat Desirable</th>
<th>Unsure or no opinion</th>
<th>Somewhat Undesirable</th>
<th>Very Undesirable</th>
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<tr>
<td>Views of the ocean</td>
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<td>Public access to the waterfront</td>
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<td>Views and vistas</td>
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<td>Town beaches</td>
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<td>Maintaining trees along roadways</td>
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<td>Having a town park or playground within walking distance of my home</td>
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<td>Preserve and acquire open spaces</td>
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<td>A mix of housing costs and types</td>
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<td>Historic sites and buildings</td>
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<tr>
<td>Having a mixed population of different incomes and backgrounds</td>
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Development and Growth

Based on the type of recent development that you observe in town, including the construction of larger homes that seem to many to be at variance with the character of the town, do you think that Nahant’s current zoning regulations are adequate to preserve the town’s character?

☐ Existing regulations are doing a good job - no changes necessary.

☐ Regulations need to be strengthened - specify desired changes:

☐ Regulations need to be relaxed - specify changes:

☐ Unsure or no opinion
Do you favor enhanced enforcement of our zoning ordinances with respect to:

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<tr>
<th></th>
<th>Yes</th>
<th>No</th>
<th>Unsure</th>
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<tbody>
<tr>
<td>Illegal Apartments</td>
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<td>Illegal Fences</td>
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<td>Conditions set forth in special permits and variances?</td>
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Other: Please specify:

Should the town develop Historical Districts which would impose guidelines on new development and major alterations?

☐ Yes          ☐ No          ☐ Unsure or No Opinion

Should the town revise its zoning ordinances to permit multi-family living within existing larger sized homes?

☐ Yes          ☐ No          ☐ Unsure or No Opinion

Do you favor making legal the approximately 150 (educated guess) illegal apartments currently existing in Nahant?

☐ Yes          ☐ No          ☐ Unsure or No Opinion

In some areas of town the historic density of development is greater than permitted by our current zoning regulations. Would you support zoning changes to permit new development or redevelopment of existing properties to occur at densities that are comparable to the surrounding properties, even if that would increase density to beyond what the zoning by-laws currently permit?

☐ Yes          ☐ No          ☐ Unsure or No Opinion

Should the town revise its zoning regulations to encourage “cluster” housing development, such as town houses and multiple units clustered on single, adequately sized, lots?

☐ Yes          ☐ No          ☐ Unsure          ☐ Yes - But only for affordable housing

**Waterfront Access**

“Chapter 91” is the law under which the public’s rights to access to tidelands can be assured. Through review of individual development proposals, communities can negotiate for public access points.

Should improved public access to Nahant’s waterfront be a concern of the town?

☐ Unsure/No opinion        ☐ Yes          ☐ No
If so, what approaches would you support?

- Require individual public access points in connection with all or most new development and redevelopment
- In addition to funds set aside for such purposes in the Community Preservation Act, require payments to a “betterment fund” to finance development of larger access points (e.g. parks, landings)
- Combination of individual access points and betterment fund payments

Currently a number of public right of ways to the water are marked with signage. Do you support a comprehensive program to mark these ways?

- Yes
- No

Do you favor better enforcement of rights of access to the water held by the general public?

- Yes
- No

**Should the town pursue policies to encourage any of the following?**

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<thead>
<tr>
<th>Policy</th>
<th>Very Desirable</th>
<th>Somewhat Desirable</th>
<th>Unsure or no opinion</th>
<th>Somewhat Undesirable</th>
<th>Very Undesirable</th>
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<tbody>
<tr>
<td>A mixed population of different incomes and backgrounds</td>
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<td>More businesses than exist today</td>
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<td>Preservation of historic homes</td>
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<td>More stringent regulations to protect wetlands, flood plains, fresh water resources, beaches, woodlands, etc.</td>
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<td>Increased recreational opportunities for adults</td>
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<td>Development of a community center</td>
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<td>More housing for senior citizens</td>
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<td>Provide more town-maintained toilet facilities</td>
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<td>Development of a bike path</td>
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<td>A place for teenagers to go after school or in the evenings</td>
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<td>Provide affordable housing for young residents entering the housing market</td>
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<tr>
<td>Provide affordable housing for older residents no longer able to manage or afford their current housing</td>
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<tr>
<td>Provide local health and human services for handicapped, elderly and impoverished persons</td>
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</table>
Development of multifamily housing designed to blend with neighborhood architecture

Economic Development

What kind of uses and activities should be encouraged in order to increase economic development and bring more jobs and tax revenues into the Town?

Fishing

Arts

Lower commercial tax rates to encourage businesses to locate in town

Other (Please explain):

Local Spending for Facilities and Services

Do you feel that Nahant should raise and expend local tax dollars in addition to the use of Community Preservation Act funds?

To create affordable rental housing

Protect scenic views

Preserve open and undeveloped land

Preserve or restore historic buildings

Hire a professional town planner to help improve the quality of future commercial and residential developments

Would you support a program to place additional utility lines underground, even if this would require expenditure of town funds?

☐ Yes – In all areas of the town  ☐ Yes – In certain areas of town (specify)

☐ No  ☐ Unsure or no opinion

Would you support the installation of distinctive period lighting (such as reproduction lanterns) along Nahant Road?

☐ Yes  ☐ No  ☐ Unsure or No Opinion

Add following locations:
### Housing

The cost of housing has increased significantly over the past 20 years due primarily to the demand created by the desirability of Nahant and the limited supply of land that remains to be developed. The supply of affordable housing will only continue to diminish as Nahant thrives as a desirable community.

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<thead>
<tr>
<th>Yes</th>
<th>No</th>
<th>Unsure</th>
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<tbody>
<tr>
<td>Do you think Nahant needs a greater number of smaller units for persons who wish to downsize?</td>
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<tr>
<td>Do you know anyone who has moved from Nahant because of the cost of housing?</td>
<td>☐</td>
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<tr>
<td>Should expanding the supply of “affordable” housing be a priority of the town?</td>
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<td>☐</td>
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<tr>
<td>Should the Town of Nahant create an Affordable Housing Committee with the responsibility for evaluating housing needs and proposing public and private activities to address these needs?</td>
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<tr>
<td>Should Nahant pursue state or federal resources to administer a housing rehabilitation program for lower income homeowners?</td>
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<tr>
<td>Should Nahant pursue state or federal resources to administer a housing rehabilitation program for affordable rental housing?</td>
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</table>

Should the Town of Nahant commit local resources to preserve existing affordable housing?

- Yes ☐ No ☐ Unsure ☐

Yes, if town resources will attract state or federal resources to a development

Should the Town of Nahant commit local resources to increase the supply of affordable housing?

- Yes ☐ No ☐ Unsure ☐

Yes, if town resources will attract state or federal resources to a development

Do you think the town should support (or oppose) the following categories of housing?

- More homeownership opportunities that are affordable to families with the following annual incomes:
  - Under $40,000 ☐
  - $40,000 - $60,000 ☐
  - Over $60,000 ☐

- More rental housing that is affordable to families with the following annual incomes:
  - Under $40,000 ☐
• $40,000 - $60,000
• Over $60,000
• More housing opportunities for senior citizens
• More housing opportunities for physically or mentally disabled persons

Information About You

So that we can tell whether this survey has reached a representative sample of the Nahant community, would you please provide the following information about yourself?

Please indicate your age category:

☐ 18 years old or under  ☐ 45 to 60 years old

☐ 19 to 30 years old  ☐ Over 60 years old

☐ 31 to 45 years old

Which of the following best describes your employment status?

☐ Employed full-time  ☐ Self-employed  ☐ Retired

☐ Employed part-time  ☐ Homemaker  ☐ Student

☐ Employed in-home  ☐ Unemployed

☐ Do you have school age (K-12) children?  Yes ☐ No ☐

☐ If yes, please indicate:

Number of children attending public school:

Number of children attending private school:

What do you consider are the two most important reasons for living in Nahant?  (Check two)

☐ Grew up here
☐ Natural features
☐ Good schools
☐ Convenient to job
☐ Size of town
☐ Other (please specify): ________________________________

Other Comments and Ideas

The next three questions are intended to give you an opportunity to tell us about issues of concern to you that may not have been addressed in this questionnaire.

What are the major problems that you see ahead for the Town of Nahant?
Your Visions for the Town of Nahant

What are the major problems that you see ahead for your particular neighborhood? (Specify neighborhood)

Are there other important issues that you think need to be addressed in Master Plan?

Please use the back of this page to offer any other ideas about the future of the Town or comments on the planning process. Please let us know if you have any ideas about how desired objectives may be reached. Also, contact the Nahant Planning Board directly if you have questions or comments. Letters can be addressed to the Planning Board, Town Hall, 334 Nahant Road, Nahant, MA 01908.