

Regulations Need to be strengthened

TOWN OF NAHANT - MASTER PLAN OPINION SURVEY
REGULATIONS NEED TO BE STRENGTHENED - SPECIFY DESIRED CHANGES

- 002 ENSURE CURRENT OPEN SPACE REMAINS AND NO COMPLEXES ALLOWED BEYOND BASS PT APT. WHICH IS SPECIAL TO THE TOWN.
- 006 LOCATION, SIZE & COMFORMITY SHOULD BLEND INTO LOCATION.
- 007 RETAIN LOT AREA IN EACH ZONE AND INCREASE SET BACK, SIDE YARD AND REAR YARD REQUIREMENTS IN EACH ZONE.
- 008 LIMIT THE CONSTRUCTION OF LARGER HOMES.
- 009 ZONING CHART/ALLOWABLE PERCENTAGES DOES NOT WORK - HOUSES ARE 'OVERWHELMING' LOTS.
- 012 AGREE REGARDING LARGER HOMES AS SMALLER 'FOOT PRINT' - SIZE SHOULD MATCH LAND BUILT ON (ENSURE PRIVACY OF NEIGHBORS, CONGESTION OF IMMEDIATE SURROUNDINGS)
- 014 ALLOW NEW CONDO TO BE BUILT.
- 015 WHEN SOMEONE BREAKS THE LAW ILLEGALLY BUILDING, ADDING TO THEIR PROPERTY, NOTHING IS DONE. IT SEEMS TO BE UP TO THE PERSON WAGING THE COMPLAINT TO TAKE THEM TO COURT/SEEK HELP TO ENFORCE THE LAW.
- 017 RECENT CHANGES ARE GOOD. DIVIDING SMALL LOTS IS ONLY GOOD FOR THE DEVELOPER.
- 018 I LIKE THE IDEA OF HAVING ZONES THAT WOULD REQUIRE BUILDING ACCORDING TO THE CHARACTER OF THE NEIGHBORHOOD - NOT JUST ARBITRARY SETBACKS.
- 019 INCREASE MINIMUM LOT SIZE AND REDUCE AREA BUILDING MAY UTILIZE/LITTLE NAHANT OLD WELCH'S PROPERTY IS A PERFECT EXAMPLE OF WHAT WE DON'T WANT TO SEE.
- 023 8 LINDA LANE WAS BUILT IN 2001 WITHIN 10' OF PROPERTY LINE OF NUMBER 10! WHO ALLOWED THIS?
- 024 LIMIT HEIGHT OF NEW CONSTRUCTION. SIZE/FOOTPRINT/VOLUME OF HOUSE, RELATION TO SIZE OF LOT SHOULD BE REDUCED. LIMIT PAVING & PRESERVE 'DIRT' FOR DRAINAGE & NATURES BEAUTY.
- 025 PRESERVE GREEN SPACE.
- 028 SEEMS LIKE YOU CAN BUY OFF THE ZONING BOARD IF YOU HAVE ENOUGH MONEY. SOME OF THE HOMES ARE WAY TOO BIG FOR THE LOT THEY ARE ON. THE OLD ONES ARE UNDERSTANDABLE SINCE THEY USED TO BE SUMMER HOMES.
- 029 HISTORIC DISTRICTS, DEMOLITION DELAY, CLUSTER ZONING.
- 030 LOWER FAR
- 033 DO NOT HAVE HOMES TOO CLOSE - SOME HOMES DOWN SPOUTS RUN OFF DOWNHILL AND CAUSE'S A DRAINAGE PROBLEM FOR THE HOUSE DOWNHILL.
- 034 SOME OF THESE LARGER HOMES BUILT ON SMALLER LOTS ARE UGLY, DO NOT REPRESENT SOUND TOWN PLANNING, AND ARE DETRACTING FROM THE TOWNS IMAGE.
- 036 ADVOCATE REQUIRE LARGER LOT SIZES, SMALLER BUILDINGS AND ADD OFF STREET PARKING TO THE # FOR HOW MUCH OF LOT SIZE CAN BE DEVELOPED/BUILT ON. RULES AGAINST ENORMOUS NEW CONSTRUCTION IS YOUR ONLY SHOT *
- 040 QUANTITY OF HOMES PER LOT NEED TO BE LOWER.
- 041 NO MCMANSIONS, KEEP BUILDINGS AT REASONABLE SIZE.
- 042 HEIGHT ON NEW HOUSES ON WATERFRONT NEEDS BETTER REGULATION. EX: 2 LARGER HOUSES BUILT ON SHORT BEACH. HOUSES BEHIND THEM LOSE VIEW OF OCEAN.

Regulations Need to be strengthened

- 044 LARGER LOT SIZE REQUIREMENTS AND INCREASED SETBACK REQUIREMENTS.
- 045 SHOULD BE A MINIMUM REQUIREMENT OF LOT SIZE TO BUILDING SQUARE FOOTAGE.
- 046 HOUSES ARE TOO LARGE FOR PLOT. MAKING NEIGHBORHOOD CHARACTERISTICS DENEGRATE.
- 047 HOMES SHOULD BE FURTHER FROM THE ROAD & PUBLIC BEACH SHOULD BE MORE LAND BETWEEN HOMES.
- 051 STOP THE MCMANSIONS LARGER LOT SIZES. NO MORE 'LITTLE NAHANTS'.
- 052 NEW HOUSES TOO LARGE ON PLOTS, NOT ENOUGH HOUSING FOR MIDDLE/LOWER INCOME HOUSEHOLDS. TOO MUCH DEVELOPMENT GOING ON - OUR 'FORESTS' ARE ALMOST ALL GONE. MISS THOSE TREES!
- 054 NO OPINION.
- 059 ANY NEW ZONING LAWS SHOULD HAVE GRANDFATHER CLAUSES ON ALREADY BUILDABLE LOTS CURRENTLY BEING TAXED!
- 061 NO MC MANSIONS, NO STRUCTURES THAT DWARF NEIGHBORING STRUCTURES.
- 062 WE NEED TO MAKE SURE WHAT HAPPENED TO THE WALSH PROPERTY NEVER HAPPENS AGAIN. NO MORE MC MANSIONS ON TINY LOTS.
- 066 PRESERVE PUBLIC EASEMENTS AND RIGHTS OF WAY, ESP. TO BEACH.
- 069 SOME LIMIT TO SIZE OF HOUSES.
- 070 LARGER LOT REQUIRED FOR NEW HOME BUILDINGS.
- 071 MULTI HOMES, CONDOS, LARGE HOUSES OF MANY DIFFERENT STYLES MAKE NAHANT LOOK SLOPPY AND OUT OF CONTROL. THE PEOPLE WHO COME IN TO BUILD AND MAKE LARGE HOUSES TO RENT OUT PARTS OR SELL OFF CONDOS DO NO*
- 073 ZONING SO THAT OUR LARGE LOTS ARE NOT SUB-DIVIDED INTO MANY SMALLER LOTS.
- 074 'FINANCIAL FAUX-PAS CORNER' ILLUSTRATES (CORNER OF NAHANT RD & LITTLE NAHANT RD.) THE INADEQUACIES OF OUR ZONING BOARD! HOW COULD SUCH MONSTROUS, ENVIRONMENTALLY-UNFRIENDLY EYESORES BE APPROVED?
- 075 TO AVOID TEARING DOWN OF HISTORICALLY # & VITAL LANDMARKS TO AVOID VERY LARGE HOUSING ON TINY LOTS. TO AVOID CHANGING A LONG HELD VIEW BY BUILDING UP TO BLOCK IT.
- 080 I BELIEVE THOSE LARGE HOMES IN LITTLE NAHANT WERE LEGAL BECAUSE OF THE LOTS BEING 'GRANDFATHERED' IF THAT WAS THE CASE, MAYBE THOSE TYPES OF ISSUES SHOULD BE LOOKED AT.
- 082 LARGE HOUSES SHOULD ONLY BE BUILT ON LARGE LOTS.
- 083 REGULATIONS NEED TO BE CLEAR AND APPLIED EQUALLY TO EVERYONE.
- 084 DENSITY/COVERAGE REQUIREMENTS SHOULD BE RE-EVALUATED.
- 086 THE BIG HOUSES ON THE CORNER OF NAHANT RD & LITTLE NAHANT RD HAVE RUINED THE BEAUTIFUL COASTLINE VIEW.
- 090 AVOID SPRAWLS OF HIGH DENSITY (E.G. WILSON RD.) CLUSTERED COMMUNITY AT COAST GUAR)D HOUSING GOOD.
- 092 REGULATIONS NEED TO BE APPLIED EQUALLY TO ALL.
- 095 BIG IS NOT BAD - BUT DESIGN CRITERIA NEEDS TO BE ESTABLISHED & ENFORCED (I.E. THE 3 HUGE HOMES ON LITTLE NAHANT - DON'T ENHANCE NAHANT'S LOOK.

- Regulations Need to be strengthened
- 096 THIS QUESTION IS BIASED TOWARD THE 2ND CHOICE.
- 098 PROBABLY A COMBINATION OF LOT SIZE & DENSITY - EXAMPLE: 3 VERY LARGE NEW HOMES AT CORNER OF LITTLE NAHANT RD AND NAHANT RD - SHOULDN'T HAVE BEEN POSSIBLE TO BUILD.
- 099 THE NEW HOMES NEAR LITTLE NAHANT ROADS ARE OUT OF CHARACTER OF THE NAHANT COMMUNITY.
- 102 HUGE HOMES CLUSTERED TOGETHER, NOT DESIRABLE TO OVERWHELMING. DEFINITELY NO BUILDING UNDERSIZED LOTS.
- 107 SIZE OF HOME AS % OF LOT SIZE. STILL NEED 'ZONE' RESTRICTIONS OR LOT SUBDIVISIONS.
- 108 ALL CURRENT ZONING VIOLATIONS W/MULTI FAMILY UNITS IN SINGLE FAMILY ZONING AREAS NEED TO BE ELIMINATED, WITHOUT REGARD TO THE LEGAL COST TO ACCOMPLISH SAME.
- 110 WE DON'T NEED ANYONE TELLING US WHAT COLOR OR CHARACTER WE NEED FOR OUR HOUSES.
- 112 THE MONSTER HOUSES RECENTLY BUILT ON LITTLE NAHANT ARE TOTALLY OUT OF CHARACTER FOR A SMALL BEACH COMMUNITY.
- 113 THE REGULATIONS NEED TO BE THE SAME FOR EVERYONE - NO NEPOTISM - ALSO, NO REVENGE, OR PERSONAL DIFFERENCES SHOULD NOT BE INVOLVED.
- 116 I FEEL THAT NAHANT HAS ENOUGH HOUSES & APARTMENTS. THERE SHOULD BE NO NEW HOUSES/APTS BUILT.
- 120 BETTER ENFORCEMENT AND COMPLIANCE WITH BY-LAWS.
- 122 STRICTER ENFORCEMENT OF PROHIBITION TO CUT DOWN OLD TREES AD LIBITIM AS WAS DONE AT 211 WILLOW ROAD - A CRIME!
- 123 R2 DISTRICT, INCREASE LOT SIZE MINIMUM TO 15,000 SQ. FT. DECREASE LOT COVERAGE AND # AREA RATION TO PREVENT PROLIFERATION OF 'MC MANSIONS'.
- 124 PRESERVATION AND SIGNIFICANT RESTRICTIONS ON OVERBUILDING.
- 125 NO MORE TOWN HOUSE LOOKING BUILDINGS IN CLOSE PROXIMITY TO ANOTHER. BACK TO ROOTS - LAMP POSTS - NO WIRES - TELEPHONE POLES ETC.
- 126 I WOULD LIKE TO SEE A CHANGE IN ALLOWABLE LOT COVERAGE SO VIEW HOMES ARE NOT SO OVERWHELMING & PACKED IN.
- 127 HUGE HOUSES ON SMALL LOTS ARE TOO CROWDING. THEIR SALES WILL DRIVE TAXES UP & LOCAL TAXES TO INCREASE FORCING THEM TO MOVE. TAXES WILL BE OUT OF SIGHT.
- 128 NO MORE MC MANSIONS, STOP EASEMENTS, TURNING PUBLIC PROPERTY TO PRIVATE.
- 130 HUGE HOUSES ON SMALL LOTS - CONSIDER MIN LOT SIZE FOR NEW HOMES OR LOT SIZE AS A % OF HOME SIZE/FOOTPRINT. SOME NEW HOMES BLOCK OCEAN VIEWS OF EXISTING SMALLER HOMES.
- 131 BIGGER HOUSES NEED TO HAVE BIG OPEN SPACES AROUND THEM.
- 132 LIMIT THE NUMBER OF STRUCTURES WHICH MAY LEGALLY BE BUILT ON EXISTING SINGLE-FAMILY LOTS. REVIEW BY COMMUNITY PRIOR TO ISSUING BUILDING PERMITS.
- 133 CONSTRUCTION OF LARGER HOMES ARE A DETRIMENT TO THE TOWN.
- 135 HOUSES SHOULD BE IN LINE WITH THE SIZE OF THE LOTS AS WELL AS THE OTHER HOUSES IN THE AREA.
- 136 THE NAHANT CAUSEWAY SHOULD BE MAINTAINED BETTER AND IF IT MEANS TAKING BACK PUBLIC BEACH THEN DO SO.

Regulations Need to be strengthened

- 138 RESTRICTIONS ON SUB-DIVISIONS OF LARGE TRACT OF PRIVATE LAND, PRESERVATION OF OPEN SPACE.
- 140 HOW COULD DEVELOPERS BE ALLOWED TO BUILD 6 (MOSTLY UNOCCUPIED) HOUSES ON POSTAL STAMP LOTS AT THE ACCESS TO TOWN.
- 141 HOUSE OF SIZE TO LOTS.
- 144 THE PERCENTAGE OF LOT SPACE THAT CAN BE COVERED BY A DWELLING NEEDS TO BE INCREASED TO PREVENT THE 'HOUSE ROAD PHENOMENON'
- 148 THE NEW HOMES BEING BUILT LOOK LIKE BED & BATH LIVING QUARTERS, WITH NO LAND AROUND THEM. JUST ALL BUNCHED TOGETHER AT AN OUTRAGES PRICE. MAKE MORE HOMES FOR PEOPLE WITH AVERAGE INCOMES.
- 149 EXAMPLE: MC MANSIONS ON SHORT BEACH. HOW DID THAT EVER HAPPEN?
- 151 I AGREE THE ABOVE STATEMENT 'AT VARIANCE WITH THE CHARACTER OF THE TOWN'. I OBJECT TO HUGE HOUSES ON PIECES OF LAND TOO SMALL TO ACCOMODATE.
- 152 APPEARS THERE ARE DIFFERENT RULES FOR DIFFERENT PEOPLE BASED UPON WHAT I HAVE SEEN.
- 153 LIMIT SIZE OF BUILDINGS RELATIVE TO LOT SIZE. ENFORCE CURRENT RESTRICTIONS.
- 154 THE TOWN MUST STOP ALLOWING THESE MASSIVE HOMES TO BE BUILT IN A NEIGHBORHOOD WITH SMALLER HOMES AROUND THEM, IT DESTROYS THE CHARACTER OF THE NEIGHBORHOOD AND THE WILL OF THE PEOPLE TO STAY HERE.
- 156 NO MORE MC MANSIONS ON SMALL PLOTS. THEY ARE AN EYESORE & SEEM TO BREAK ALL BUILDING CODES THAT THE REST OF US HAVE TO ABIDE BY!
- 158 LARGER HOMES AND MANSIONS ARE CONSISTENT WITH THE TOWN'S CHARACTER.
- 159 OVERDEVELOPMENT OF WAY TOO MANY LOTS, HOUSES ARE TOO CLOSE TOGETHER.
- 160 SHOULD BE A LARGER ACERAGE PER HOUSE. THOSE HUGE HOUSES BUILT ON LITTLE NAHANT ARE NOT AFFORDABLE TO MOST OF THE TOWNS PEOPLE. EVENTUALLY WILL BE A TOWNFOR ONLY THE VERY RICH IF THAT CONTINUES.
- 163 PRESERVE OPEN SPACE. ENCOURAGE MORE SMALL, AFFORDABLE MONEY.
- 164 NO MC MANSIONS ALLOWED...THEY ARE A DISGRACE.
- 166 TOWNS REGS NEED TO BE DEVELOPED TO INSURE THAT THE TOWNS BEST INTEREST ARE MAINTAINED, ESPECIALLY IN THE AREA OF DEVELOPABLE PROPERTY.
- 168 SMALLER, MORE LAND, LESS HOUSE, NO MODULAR!
- 173 PROTECT OCEAN VIEWS! DO NOT OVERBUILD IN TOWN!
- 175 REALLY DISLIKE THE BUILDING OF EXTRA-LARGE HOMES WHICH SEEM TO FILL UP THE LOT AND HAVE A STYLE OF ARCHITECTURE COMPLETELY AT ODDS WITH THE SURROUNDING HOUSES.
- 176 HEIGHTS OF NEW HOMES SHOULD BE LIMITED.
- 182 MAXIMUM BUILDING COVERAGE SHOULD BE DECREASED. UGLY HOUSES SHOULD BE BANNED.
- 186 LOT SIZES SHOULD BE BIG ENOUGH, SO THAT PLENTY OF GREEN SPACE SURROUNDS EACH NEWLY BUILT HOME. TOO MANY LARGE HOMES ARE BEING BUILT IN TOO SMALL OF SPACES. TREES SHOULD NOT BE TAKEN DOWN TO CONSTRUC *
- 187 WE HAVE ALMOST NO ZONING RESTRICTIONS AS FAR AS I CAN TELL.
- 188 HOMES SEEM TO TAKE UP TOO MUCH LAND. HOUSE TO LAND RATIO SHOULD BE CHANGED. I THINK THE ZONING BOARD HAS BEEN TOO LENIENT ON A LOT OF VARIANCES.

Regulations Need to be strengthened

191 LARGER LOTS. DO NOT ALLOW LARGE NEW HOMES. TOWN CHARACTER IS BEING AFFECTED ADVERSLY.

192 APARTMENTS ARE NECESSARY AS PEOPLE GROW OLDER AND MOVE OUT OF PARENTS HOMES OR AGE AND DOWNSIZE OR DIVORCE OR NEED TO MOVE IN WITH CHILDREN. WE NEED TO PROPERLY REGULATE THEM, NOT JUST IGNORE OR LOOK*

193 DO NOT ALLOW DEVELOPERS TO 'CONTROL' THE TOWN. 10' RIGHT OF WAY ON HOWE RD. NOW 6' AND TOO STEEP FOR THE ELDERLY. NAHANT IS NOT NAHANT ANYMORE. AFTER THAT GIVE AWAY - UGLY & SINFUL, WHO OKAYED THAT G*

195 ESPECIALLY REGARDING SIZE & HEIGHT OF NEW HOUSING.

198 TOO MUCH BUILDING! AT THIS RATE NAHANT WILL SOON BE OVERBUILT. TIGHTER ZONING LAWS!

199 ZONING SHOULD RESTRICT SIZE OF NEW DWELLINGS AND LIMIT NUMBER OF NEW HOUSING UNITS. RENTAL UNITS SHOULD BE LEGAL, RESTRICTED AND PARKING PROVIDED TO ALLOW 24/7 OPEN ROADWAYS.

200 NEED A REQUIREMENT FOR MINIMUM LOT SIZE THAT IS LARGER THAN WHAT WE ARE SEEING. BAN ON ARTIFICIAL MATERIAL FENCES. PLASTIC FENCES CHEAPEN THE APPEARANCE OF THE TOWN.

202 THE SIZE OF NEW HOMES SHOULD BE MORE IN LINE WITH THE EXISTING OLDER HOMES. THE STYLE OF NEW HOMES MUST BE IN LINE WITH A SMALL NEW ENGLAND TOWN (SALT BOX, DUTCH COLONIAL, QUEEN ANNE COLONIAL ETC.)

203 HOUSES TOO LARGE FOR SIZE OF LOT.

207 UNSURE!

210 MC MANSIONS ON CORNER OF LITTLE NAHANT & HOWE RDS ARE AWFUL, NO YARDS, TOO LARGE.

211 CUT DOWN ON THE OVERCROWDING OF HOUSES ON LOTS.

214 CONSIDER CHARACTER OF NEIGHBORHOOD. HOUSE SIZE SHOULD BE PROPORTIONAL TO LOT SIZE.

218 I'M NOT SURE WHAT THE REGS ARE BUT PERHAPS THE AMOUNT OF A LOT THAT THE BUILDING CAN OCCUPY NEEDS TO BE CHANGED.

221 THEY NEED TO ALOT MORE STRICT ON HOW MANY HOMES WILL FIT ONTO A LOT. IT IS STARTING TO LOOK VERY CROWDED.

222 BUILDING LOT SIZE SHOULD BE INCREASED.

225 THEY ARE LOOSELY ENFORCED, OFTEN IGNORED. AREAS TO ADDRESS: TREE REMOVAL, LAND CONTOURS, DRIVEWAYS, SITE PROTECTION, BUILDING TO LOT COVERAGE (CORNER LITTLE NAHANT RD/NAHANT RD).

227 NO MORE 'MC MANSIONS' LIKE ON LITTLE NAHANT. IF YOU CAN AFFORD A 2.4M HOME, WHY BUY ON THE BUSIEST ROAD & SO CLOSE TOGETHER? THE BUILDING SCALE VS. LOT SIZE IS VERY BAD.

229 LARGE HOUSES ARE BEING BUILT TOO CLOSE TOGETHER.

238 MAYBE BETTER REGULATING HEIGHT & CLOSENESS TO PROPERTY LINES.

239 LARGER HOMES NEED LARGER LOTS. THE FOUR NEW ONES IN LITTLE NAHANT SHOULD ONLY BE (2) TWO IN THAT SPACE.

241 RENEW AND REGULATE LAWS.

242 LOT SIZES AND SET BACKS ON EXISTING PROPERTIES, FENCE RULE ENFORCEMENT.

Regulations Need to be strengthened

244 PRESERVATION OF CHARACTER OF TOWN BY PROTECTING HISTORIC STRUCTURES, DISTRICTS FROM OVER-DEVELOPMENT, THOUGHTLESS DEMOLITION.

245 MINIMUM LOT SIZE SHOULD BE INCREASED - MOST IMPORTANTLY, EXISTING REGULATIONS SHOULD BE ENFORCED!

246 ENFORCEMENT!

249 TOWN NEEDS LAND BANK TO BUY UP AVAILABLE LAND & EXPAND PARKS AS PER BLOCK ISLAND - INCREASE SETBACKS & MINIMIZE LOT SIZE. PREVENT DEVELOPMENTS & KEEP OUT 'AFFORDABLE HOUSING'.

250 INAPPROPRIATE DEVELOPMENT NEXT TO HISTORIC HOMES.

251 THE NEW HOMES BUILT ON LITTLE NAHANT DEFY LOGIC: THEY ARE TOO LARGE FOR THE LOT SIZE AND ALMOST PRECLUDE ENJOYING THE VIEWS OF THE SITE ON WHICH THEY ARE LOCATED. FURTHERMORE, THEY PROMOTE A SENSE OF*

254 SIZE OF HOUSES - PARTICULARLY WHEN LARGE HOUSES ARE CLUMPED TOGETHER.

259 NO MC MANSIONS! WASTE OF ENERGY & SPACE.

260 UNFORTUNATELY THERE ARE HOUSES TOO CLOSE TO EACH OTHER BUT WE HAVE TO LIVE WITH IT - SO WHY NOT LET THESE PEOPLE REMODEL & FIX UP WITHOUT ALL THESE RULES. HEIGHT IS IMPORTANT - I BELIEVE OCEAN VIEWS T*

261 DECREASE HOUSING DENSITY TO YARD SPACE. DECREASE OVERSIZED HOUSES TO LAND SPACE. KEEP SIDEWALKS CLEAR OF OVERGROWTH.

263 THE DEVELOPMENT IN LITTLE NAHANT SHOULD NOT HAVE HAPPENED.

269 ENFORCE DWELLING SIZE & LOT SIZE, RESTRICT SUB-DIVISION OF OLD LOTS, PROTECT OPEN SPACES.

270 CONSTRUCTION OF LARGER HOMES THAT SEEM TO MANY TO BE AT VARIANCE WITH THE CHARACTER OF THE TOWN.

271 DEVELOPMENT OF SINGLE PROPERTIES INTO MULTIPLE LOTS & NEW LARGER PROPERTIES THAT CONGEST THE AREA.

272 I'M NOT WELL AQUAINTED WITH PRESENT ZONING REGULATIONS BUT I BELIEVE HOME OWNERS SHOULD GENERALLY UNRESTRICTED IN THE HOMES THEY MAY BUILD OR ALTER.

273 REASONABLE NUMBER OF BUILDINGS ON A LOT, UNLIKE LITTLE NAHANT/NAHANT RD SITE. FEWER 'OFFICE BUILDING' STYLE HOUSES, EX. LINDAL LANE.

275 HUGE HOMES ARE BEING CONSTRUCTED AND BLOCKING OCEAN VIEWS FOR MANY OF US. I THINK LAND IS BEING OVERBUILT.

280 BETTER HOUSING CODES SHOULD BE ESTABLISHED.

281 PERHAPS REQUIRING NEW HOME PLANS TO CONFORM & BE APPROPRIATE TO NEIGHBORHOOD.

283 COMMERCIAL PROPERTIES DO NOT BELONG IN RESIDENTIAL AREAS. ANYONE BUILDING NEEDS A PERMIT FIRST.

285 TEN THOUSAND SQ FT OF LAND, SHOULD HAVE SCALE OF HOME BEING BUILT SCALED! HOMES BEING BUILT TOO LARGE FOR THAT SIZE LOT. LOOK WAY OUT OF PROPORTION.

289 LOT SIZE NEEDS TO INCREASE & HEIGHTS NEED TO COME DOWN. IF EXISTING REGULATIONS ARE ENFORCED FOR ALL, THEY WOULD BE ENOUGH EXCEPT FOR NOTED LOT SIZE & HEIGHT.

291 NOT TO ALLOW MULTIPLE DWELLINGS IN SUCH CRAMPED SPACE (OLD JJW PROPERTY IN L. NAH.)

297 LOT SIZE.

Regulations Need to be strengthened

298 EVEN AND EQUITABLE ENFORCEMENT OF PRESENT ZB LAWS, ESPECIALLY MULTIPLE FAMILY & LOT COVERAGE. ALSO, HEIGHT LIMITS.

301 COULD BE INCENTIVES TO ATTRACT NEW CONSTRUCTION ON SMALL LOTS INTO ONE LOT, I.E. TAX BREAKS.

304 IT APPEARS THER IS AN INCONSISTENCY IN THE WAY RULES/REGULATIONS ARE APPLIED - ALSO, VARIANCES DEPENDING ON LITTLE NAHANT VS. BIG NAHANT.

305 ZONE RETAIL BUSINESSES IN BUSINESS DISTRICT.

308 MINIMUM REQUIREMENT FOR LAND & ALSO HOUSE SIZE.

309 ZONING LAWS ARE ADEQUATE FOR THE MOST PART, HOWEVER, THE ZONING LAWS SEEM TO BE FLEXIBLE, DEPENDING ON THE BUILDER AND WHAT MAY BE DEEMED 'SPECIAL CIRCUMSTANCES.' I HAVE SPOKEN TO VARIOUS CONTRACTORS*

310 WE DO NOT WANT MC MANSIONS.

311 I DON'T HAVE A PROBLEM WITH LARGER HOMES BEING BUILT, AS LONG AS THEY ARE NOT OBSTRUCTING OTHERS VIEWS. I DO HAVE A PROBLEM WITH SINGLE FAMILY & OTHER BUILDINGS BEING TURNED INTO MULTI FAMILY UNITS, *

312 BIG HOUSES NOT DESIREABLE. IT'S A SMALL TOWN LET IT BE AS SUCH.

314 CONTROL SIZE OF HOMES & LOTS.

316 VERY CONFUSING TO OBSERVE SOME EXTREME DEVELOPMENT & SOME THAT ARE NOT APPROVED. TREAT EVERYONE FAIRLY.

317 NOT SURE BUT NAHANT IS BECOMING UNAFFORDABLE EXCEPT TO THE WEALTHY.

319 MANY LARGE HOMES DO NOT FIT INTO THE SCALE OF EXISTING HOMES & NEIGHBORHOODS.

322 WE NEED TO DO A BETTER JOB OF ENFORCING OUR EXISTING ZONING LAWS, ESPECIALLY WITH REGARD TO NON-CONFORMING BUILDINGS. I WOULD ALSO LIKE TO SEE LOT SIZES MAINTAINED (IT SEEMS THE SET BACK REQUIREMENT *

324 NO 'MEGA' HOUSES ON SMALL LOTS.

327 MAINTAIN FRONT SETBACKS.

328 LARGER HOME SHOULD HAVE LARGER LOTS, SMALLER HOMES, SMALLER LOTS ARE FINE. NEVER ANYTHING HIGHER THAN 3 STORIES.

330 BIG HOUSES SHOULD NOT BE TAKING UP ALL THE LAND NOR SHOULD THEY BE ON LOTS THE SIZE OF POSTAGE STAMPS.

331 HOMES SHOULD BE AT SCALE - LITTLE NAHANT LOOKS LIKE A 'MODEL TRAIN STYLE' - POOR SIZE, MATERIALS.

333 NEED 15,000 SQ. FEET FOR BUILDING A HOUSE.

334 LARGER LOT SIZE.

335 ALLOW OLDER LARGE HOMES ON LARGE PROPERTIES TO CONVERT TO 2 OR MORE CONDOMINIUM UNITS RATHER THAN HAVE PROPERTY CARVED UP INTO SMALLER HOUSE LOTS. EG: PRESERVE EXISTING LARGE PROPERTIES.

336 THE RECENT PROLIFERATION OF LARGE HOMES ON SMALL LOTS SUGGESTS THE ZONING REGULATIONS ARE NOT ADEQUATE.

337 NEEDS SOME KIND OF DESIGN REVIEWS.

339 HOUSES ARE TOO BIG FOR THE LOTS!

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- 340 THE 5 'MONSIER' HOUSES BY THE PLAYGROUND IN LITTLE NAHANT CLEARLY DEMONSTRATES A LACK OF ZONING REGULATIONS.
- 343 SIZE OF HOME SHOULD BE IN PROPORTION TO ABBUTTING PROPERTIES TO MAINTAIN CONTINUITY.
- 344 PREVENT FUTURE CONSTRUCTION OF THESE MEGA MANSIONS UNLESS THEY ARE ON VERY LARGE LOTS OF LAND.
- 345 PERTAIN TO ALL PEOPLE/NO SPECIAL EXCEPTIONS.
- 348 IT'S VERY DIFFICULT TO SEE LARGER LOTS BROKEN UP AND MC MANSIONS BUILT UPON WHAT ONCE WAS A LAWN OR GARDEN. AND I'D LOVE TO SEE SOME PROTECTION FOR LARGER TREES.
- 353 HOMES THAT ARE CLOSE TOGETHER NEED PROTECTION. THINGS GET BUILT THAT RUIN VIEWS & ACCESS. I HAD A WALL BUILT ON MY PROPERTY LINE RUINED, PARKING & WALKWAY & NOTHING I CAN DO.
- 355 ALTHOUGH LARGER HOMES ARE ACCEPTABLE IN CERTAIN PARTS OF TOWN WITH ADEQUATE LOT SIZES, SOME NEIGHBORHOODS ARE NOT APPROPRIATE FOR THIS TYPE OF CONSTRUCTION.
- 356 LARGER LOT SIZES REQUIRED FOR NEW CONSTRUCTION. SOME AREAS ARE GETTING TOO CONGESTED. SMALLER BUILDINGS FOR SMALL LOTS.
- 357 PARTICULARLY THE SIZE OF A HOUSE ON THE LOT. THEREFORE LOT SIZE SHOULD BE BIGGER.
- 359 GREATER PERCENTAGE OF OPEN SPACE ON EACH LOT. NON-COMPLIANCE SHOULD BE ADDRESSED.
- 363 WHEN PEOPLE WHO KNOW THE BUILDING INSPECTOR CAN TEAR DOWN TREES AND CAUSE NOISE POLLUTION FOR OVER 6 MONTHS - SOMETHING HAS TO BE DONE. I DON'T FEEL THAT IN 2007 IT SHOULD BE 'WHO YOU KNOW'
- 365 NOT SO BIG HOUSES ON SMALL LOT'S. HOUSES SHOULD BLEND IN THE NEIGHBORHOOD!
- 366 INCREASE FRONT AND SIDE SET BACK REQUIREMENTS FOR NEW CONSTRUCTION TO DISCOURAGE ADDITIONAL LOSS OF OPEN LAND.
- 368 I'M NOT SURE WHAT THE CURRENT REGS ARE, BUT WOULD LIKE TO SEE CHANGES TO GUARD AGAINST 'MC MANSIONS' & AGAINST HOUSES W/NO LAND AROUND THEM.
- 369 TOO MANY SUB-DIVIDED HOUSES ON ONE HOUSE LOTS.
- 370 NEED TO REQUIRE BIGGER LOTS FOR BIGGER HOUSES.
- 371 TOO MANY HOMES, TOO BIG & TOO CLOSE, TOO MANY ILLEGAL APTS, ETC. STOP DEVELOPMENT LIKE WHAT WAS DONE ON CORNER OF NAHANT RD & OCEAN ST. TED BILLIAS OLD PROPERTY, THAT SHOULD NOT HAVE BEEN ALLOWED.
- 372 THE ABILITY TO BUILD MC MANSIONS ON LOTS WITH NO EXTENSIVE YARDS DETERS FROM THE CHARM OF THIS TOWN. DO NOT LET NAHANT BE RUINED LIKE CAPE COD!
- 374 OPEN SPACE, MAINTENANCE OF BEACHES & PARKS, HISTORIC SITE PRESERVATION.
- 375 MINIMUM LOT SIZE INCREASED, HISTORIC BUILDINGS LIKE THE BRICK WORK HOUSE ON SPRING RD. PRESERVED AND IN TOWN CONTROL.
- 377 EXAMPLE: THE UNSIGHTLY CLUSTER OF LARGE HOMES IN LITTLE NAHANT (ESPECIALLY APPROACHING (LITTLE NAHANT) COMING FROM THE COAST GUARD STATION.) IN MY OPINION, THIS IS A DISGRACE. I FIND ALLOWING THE BUI*
- 379 I BELIEVE NEW OR RENOVATED CONSTRUCTION SHOULD HAVE A MINIMUM OF 10,000 SQ. FT. ALSO, NEW OR RENOVATED CONSTRUCTION, SHOULD NOT HINDER OR ENCROACH ON ANY PROPERTY OWNERS CURRENT VIEWS.
- 380 THE MC MANSIONS TAKE AWAY FROM THE CHARACTER OF THE TOWN. THEY LOOK OUT OF

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PLACE.

- 381 LITTLE NAHANT TOO CONGESTED.
- 382 TOO MANY HOMES ARE NOW CONDIMENTS AND NO PARKING. ALOT OF INCOME PROPERTY FOR IN LAWS.
- 383 NOT TOO HIGH - NOT TOO CLOSE TOGETHER.
- 384 LAND TO HOUSE RATIO. A HOUSE SHOULD NOT ALMOST COVER THE LOT OF LAND.
- 387 ON CONDOS.
- 388 RESTRICT TEARING DOWN HOUSES TO PUT LARGER ONES ON LOT.
- 389 HEIGHT RESTRICTIONS, BLOCKING OCEAN VIEWS.
- 390 RESTRICT THE 'MC MANSIONS' LIKE THOSE ON NAHANT ROAD NEAR THE CAUSEWAY.
- 391 BUILDABLE LOT SIZES SMALLER THAN REGULATIONS SHOULD NOT BE ALLOWED. WE DO NOT WANT TO OVER BUILD NAHANT - OPEN SPACES ADDS BEAUTY.
- 393 I BELIEVE SOME OF THE NEWER HOMES ALONG THE SHORELINE ARE NOT IN KEEPING WITH THE ATMOSPHERE THAT MAKES NAHANT UNIQUE.
- 397 BUILDING CLOSE TO PROPERTY LINE - LIKE EAST POINT.
- 398 TO PREVENT THE TYPE OF BUILDING # ABOVE.
- 399 DIVIDING LAND TO SQUEEZE IN 'ONE MORE HOUSE.' BUILDERS ARE OUT OF CONTROL & ABLE TO DO ANYTHING BECAUSE THEY ARE BUDDIES WITH THE TOWN ADMINS. (I.E. INSPECTOR) THIS SHOULD BE REGULATED BY A PARTIAL P*
- 401 NEEDS TO BE ENFORCED AT HEIGHTS THE OUTSET PRIMARILY FOR SETBACKS, HEIGHTS, FLOOR AREAS & REPLACEMENT OF FIRE DAMAGED PROPERTY. IF ANY CHANGES ARE REQUIRED, IT SHOULD BE FOR SETBACKS.
- 402 NO MORE NEW HOMES TO BE BUILT ON EXISTING OPEN SPACES. KEEP OPEN SPACES OPEN. MAINTAIN/ADD VISTAS & MINIMUM LAND PER HOME ARE KEEP COUNTRY ATMOSPHERE - QUIET COMMUNITY.
- 403 DO NOT ALLOW MCMANSIONS - THEY ARE GROSS, OUT OF CHARACTER, & OBNOXIOUS.
- 404 CURRENT REGULATION ALLOWS TOO LARGE A HOME BUILT ON TOO SMALL OF A LOT.
- 405 SHOULD REQUIRE MORE LAND PER LOT TO BUILD.
- 406 SCREEN LARGE HOMES FOR ZONING.
- 407 BE CAREFUL HOW MANY MEGA MANSIONS ARE ALLOWED.
- 408 1. ENFORCE THE REGS. ALREADY ON THE BOOKS! THE SELECTMEN DO NOT BACK UP THEIR RHETORIC WITH ENFORCEMENT!
- 410 # NEED TO BE ENFORCED. DON'T SEE THIS BEING DONE WITH OUR ST, AN EXAMPLE: MILITARY HOUSES PAID \$2M TO MAKE IT WORSE. OUT OF #.
- 413 RESTRICT BUILDING OVERLY TALL STRUCTURES AND OVERSIZED HOUSES.