



**TOWN OF NAHANT**  
**Advisory and Finance Committee**

**Members**

Robert Vanderslice, Co-Chair  
John Fulghum, Co-Chair  
Barbara Beatty  
DeWitt Brown  
Jeff Lewis  
Dana Sheehan  
Julie Tarmy  
Judy Zahora

Thursday February 4, 2021 Meeting Minutes

Members Present: Vanderslice, Lewis, Zahora, Tarmy, Sheehan, Fulghum, Beatty, Brown

Members Absent: none

Others Present: Peter Barba, Allison Nieto, Austin Antrim, Ken Carangelo

Meeting called to order at 7:04

Update by Peter Barba on Coast Guard Housing Development Committee

- Quick history of the committee – 3<sup>rd</sup> committee to look at the disposal of the Coast Guard Housing in the Bass Point area.
- Current committee met 40 to 50 times over the past three years with a goal to come to Town Meeting with recommendation of what would be best plan for the Town
- Started with 16 options – from open space to possible 28 total units with a combo of single-family houses and multi-unit building
- Final recommendation is to tear down the existing buildings – over 50 years old; divide the property into 12 lots and sell them individually. There would be restrictions on deeds re: size of home that could be built.
- Plan would be to sell just a few each year for a 3 to 4-year period to prevent a developer from buying multiple adjacent lots.
- Feedback from general public has been to not allow 'McMansions', elderly units would be desirable, affordable homes for young families. Low-income option would not be advisable because Nahant residents would not necessarily have first dibs.
- Current tenants would not have their leases renewed. If this passes at Town Meeting, it would most likely be 2022 before work begins. Legal notice will be given by the town, most likely giving several months' notice. This will have to go through TOLSC and Planning Board.
- Article 31 written for FY2021 warrant would basically be the same for FY2022. Vote at Town Hall would be to allow the BOS to move forward on this recommendation. Specifics would be worked out after the vote.
- The deed would need to be cleared up first, as there is a 17' strip of land that appears to NOT have been given up by the Government.
- Not sure of exact cost to town to do the tear down and leveling of property. Where would these funds come from.
- Who would manage the fiscal part of selling lots? Where would the income generated from these sales be held after loan and associated expense are paid? Town will need to create a plan for management of these funds.
- Suggestion from general public to use \$50k of these funds to do a study on elderly housing.



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- Funds would most likely go into general fund. Any expenditures would go through normal appropriation process.
- Committee is planning to hold a public meeting and send out an informational flyer prior to Town Meeting.
- Majority of public who attended the many meetings have been current tenants of the housing.
- It does not make sense to keep the property as it is. This was supposed to be 1 – 3-year deal. The Town was not intended to be a long-term landlord.
- Some discussion of 30B and 40B.
- Intent is to go to Town Meeting with the recommendation to sell the 12 lots. The committee believes this is the best plan as it gives elderly homeowners a chance to downsize, allows young families to buy into Nahant, and gives the town both short-term profit and long-term real estate tax increase.

There was much appreciation and thanks from the FinCom for the CGHDC for their hard work.

**Motion was made to accept meeting minutes from September 26, 2020 by Beatty, seconded by Brown. Seven ayes, Sheehan abstained.**

**Motion was made to accept meeting minutes from January 14, 2021 by Zahora, seconded by Brown. Six ayes, Fulghum and Sheehan abstained.**

**Motions was made to accept meeting minutes from January 21, 2021 by Beatty, seconded by Brown. Seven ayes, Sheehan abstained.**

Next meeting February 9<sup>th</sup>. Will go through Budget with Town Administrator, then go through Fire and Police Budgets with Chiefs. Vanderslice hoping to have budget to FinCom members by the 5<sup>th</sup>. Liaisons are trying to arrange meetings with their committees.

No questions in public forum.

**Motion to adjourned made by Tarmy, seconded by Zahora. Unanimous ayes.**

**Meeting adjourned at 8:44 p.m.**