

Town of Nahant
Coast Guard Housing Advisory Committee
Meeting Minutes - February 3, 2021
Zoom meeting



Meeting called to order 7:03 pm by the Chair Peter Barba.

Members present : Peter Barba, Tom Hambleton, Pan Manadee, Judy Zahora, and Ann Marie Passanisi.

Visitors joined the zoom meeting to listen and/or ask questions. Some of those visitors were Town Counsel Dan Skrip, Tony Capachetti of Hayes Engineering, Josh Antrim Selectman, Lisa Scourtas, Michelle Capano, Emily Potts, Joseph Mellon, and Kathleen Marden. There may have been others whose names I did not get.

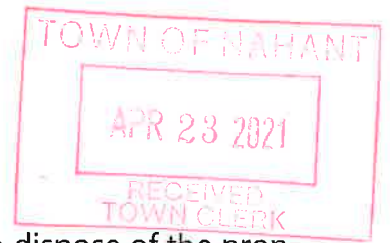
There was discussion regarding the disposition of the swarth of land along Castle Road. Kim Sherman who is doing the title exam has been delayed due to the inability to enter the Registry of Deeds due to Covid 19 protocol. Tony Capachetti needs additional information regarding the title exam.

There was discussion on the sidewalk issue on Castle Road and the delay in getting the Title search completed. Tom motioned and Ann Marie seconded for Hayes to complete 2 concepts or drawings of the property. One will represent the worse case scenario which is to remove the 17 foot strip along Castle Road and the second will not. The committee will decide which drawing we will present and then Hayes will have the rendering done to include houses in order to create a good visual for the townspeople. Vote done by roll call and it was unanimous in favor.

Next steps: Peter to attend the FinCom meeting tomorrow night. Committee members are invited to attend also.

Next zoom meeting scheduled for February 10, 2021 at 7pm.

Judy motioned to adjourn seconded by Ann Marie. Unanimous in favor by roll call.



Warrant Article

To see if the Town Will vote to Authorize the Board of Selectmen to dispose of the property, on Castle Road and Goddard Drive (known as the Coast Guard Housing), in order To pay off the loan of \$1.8 million dollars due in 2024, under the following conditions:

-That the existing houses are demolished, the in-ground oil storage tanks are removed, the land is leveled to reduce mounding, the land is subdivided, and subject to any title issues being resolved, 12 individual lots be sold (with deed restrictions that no single individual/entity/group can purchase more than one lot, lots cannot be combined, while retaining the following areas within the property;

- An approximate 15-foot-wide path to connect the Heritage Trail to Bailey's Hill;
- An approximate 30-foot-wide tract of land abutting the golf course to clear encroachment of the first tee;
- An approximate 10 to 20-footwide tract of land abutting Bailey's Hill to eliminate any encroachment to the dirt road access to the bunker; and
 - and to prevent over development, deed restrictions be placed on each deed to limit the maximum Floor Area Ratio for these lots at 25%, and to also reduce construction congestion sell alternating lots in 2 offerings over 2 years,
 - and all costs associated with the preparation of the lots and sale of the property be paid off first with any profits from the sale
 - or take any other action relative thereto.