

I watched the last Selectmen's meeting and saw that there was some interest in having our committee ready with a recommendation a November Special Town Meeting. I can assure you that we will not be ready for November and we may even be ready for the regular Town meeting in April. The Committee has just gotten started – Selections and appointments took some time and Have only Met 3 times – we plan to try and meet a minimum of 2 times per month. Our meetings are posted on the bulletin board here at town hall. We would like to get our meetings posted on the Towns Web site with our agenda so that Nahanter's can simply check the website. As we move forward we also want to add Information and updates on the Website so the Town can see what we are doing. The more information we can provide out, the more input we receive – the better we'll feel that we are moving the right direction. We are meeting next Wednesday the 20th at 7PM. We do have a portion of our meetings set aside for public input – the more public input the better. As a Committee, we would like from time to time to be put on the Selectmen's agenda so that we can provide updates.

So where we are Now

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We have started with a scope, we created criteria and a work plan.

We currently have 6 major criteria that include

1. A design/option that fits the community – such as Architectural characteristics, Lot size, house size, number of residences and open space
2. Maximize the long-term benefits to the town - financial or otherwise
3. Address the housing needs of the Town – young families/first time home buyers and an increasing elderly population that may be interested in downsizing or moving to 1 level homes
4. A Plan that has the least negative impact to the neighborhood, taking into consideration the school, traffic and so on
5. Look at and take into consideration Chapter 40B
6. And be respectful of current zoning bylaws

We've completed a work plan with 6 phases

Phase 1. Planning, Process and development of options – the list of options will cover a wide range to start and through the process we'll whittle it down. The collection of input will include input from selectmen, town departments and committees – such as planning board, zoning board, and even the school committee and of course neighbors and others Nahant citizens. We'll also come up with a List of the data we'll need and create an evaluation process.

Phase 2. Preliminary data analysis & evaluation to prioritize criteria and options – this involves collecting data, such base line traffic studies, historical

information from prior committees, Selectmen's survey, and Financial impacts and proformas to name a few. We'll evaluate, rate, and prioritize the data and to evaluate the wide range options. We'll also begin preparing formal presentations.

Phase 3. Presentation and review initial findings with any key issues – We plan to again meet with Selectmen, town committees and neighbors and then host a public hearing or hearings and present our preliminary findings. Our hopes are to identify and collect revisions to the criteria and options for more detailed analysis.

Phase 4. Detailed Analysis & Evaluation of best Options. Review input from hearings and meetings, identify if and where additional expertise is needed – such as Legal Advice or Architectural expertise. Fill in any gaps we may have found on the data. Then evaluate the scenarios against the revised options and criteria.

Phase 5. Presentation & review detailed findings –This is where we'll evaluate the scenarios against the revised options and criteria. Prepare a detailed report for the better options. We plan to post this report on the Town's website to allow Nahanter's sufficient time to review and evaluate prior to a public hearing. We feel this gives folks time to review, better understand information, and prepare questions before hand.

Phase 6. Finalize the best Land use option or options Restrictions, guidelines and documentation. This will be the Committees time to prepare a clear supporting recommendation for 1 or more attractive land use options to enable the town to specify exact conditions of the sale and or use of the property to be presented at Town Meeting for Approval.

We realize this is a long process, but feel this work plan will provide the committee and hopefully Nahanter's with clear direction as to the disposition of the property. We want to move quickly, but be thorough in our work. I know some say, just sell them as they are, this could have huge negative outcomes – someone could come in and scoop up the whole lot or some lots, move forward with an unfriendly 40B, not be required to follow any of our Zoning laws and put up a high rise – or sold to individual buyers and some could build very large homes - McMansions - which would not be with keeping with the small town flavor of Nahant. Some say Deed restrictions – Deed restrictions can be easily removed by good lawyers. We may have an opportunity to for gaining some open space, an addition to the walking path perhaps. There are many options, many issues, and many opinions, and we would like to collect and review as any as we can to come up with the best possible options for the Town.