



TOWN OF NAHANT, MASSACHUSETTS

OFFICE OF THE NAHANT PLANNING BOARD

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?

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

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:

	Yes	No	Unsure
Illegal Apartments	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Illegal Fences	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Conditions set forth in special permits and variances?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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?

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

	Very Desirable	Somewhat Desirable	Unsure or no opinion	Somewhat Undesirable	Very Undesirable
Development of multifamily housing designed to blend with neighborhood architecture	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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?

	Strongly Support	Somewhat Support	Unsure or No Opinion	Somewhat Oppose	Strongly Oppose
Fishing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Arts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lower commercial tax rates to encourage businesses to locate in town	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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?

	Strongly Support	Somewhat Support	Unsure or No Opinion	Somewhat Oppose	Strongly Oppose
To create affordable rental housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Protect scenic views	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Preserve open and undeveloped land	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Preserve or restore historic buildings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hire a professional town planner to help improve the quality of future commercial and residential developments	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

<input type="checkbox"/> Yes – In all areas of the town	<input type="checkbox"/> Yes - In certain areas of town (specify)
<input type="checkbox"/> No	<input type="checkbox"/> 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.

	Yes	No	Unsure
Do you think Nahant needs a greater number of smaller units for persons who wish to downsize?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Do you know anyone who has moved from Nahant because of the cost of housing?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Should expanding the supply of "affordable" housing be a priority of the town?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Should Nahant pursue state or federal resources to administer a housing rehabilitation program for lower income homeowners?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Should Nahant pursue state or federal resources to administer a housing rehabilitation program for affordable rental housing?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

Yes
 Yes, if town resources will attract state or federal resources to a development
 No
 Unsure

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

Yes
 Yes, if town resources will attract state or federal resources to a development
 No
 Unsure

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

	Strongly Support	Somewhat Support	Unsure or No Opinion	Somewhat Oppose	Strongly Oppose
<input type="checkbox"/> More homeownership opportunities that are affordable to families with the following annual incomes:					
• Under \$40,000	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• \$40,000 - \$60,000	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Over \$60,000	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> More rental housing that is affordable to families with the following annual incomes:					
• Under \$40,000	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- \$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.