

Selectmen's Meeting – February 5th 2018

Report from Coast Guard Design & Development Advisory Committee

We continue to work diligently on coming up with what we hope to be the best way to dispose of the Coast Guard Housing Property.

We will not be prepared to present a final proposal in April, however we would like to present information to the town at this year's town meeting on what we are doing, where we are, and where we hope to get to. The committee continues to agree that providing the Town with updates and information is the best way to get feedback and come up with a proposal that is agreeable to the town. We hope to be ready for a special town meeting later this year – perhaps in the Fall or by Town meeting next year. I did plan to bring you a recommendation from the Committee to put a warrant article for this year's town meeting to remove all of the underground oil storage tanks but I recently received a report that the Government provided to the town that has added new information on the age of the tanks and have not had a chance to review with the committee – we were under the impression that the tanks were original to the buildings – older than 50 years.. The tanks were replaced around 1987 – so 31 years old. To be fair to the rest of the committee - I do not want to make a recommendation from them for removal without providing this updated information. Speaking for myself this does little to change my mind about removal of these tanks. I think the Town has a risk here - a simple leak could cost upwards of \$75K to \$100K for clean-up and removal sooner rather than later would help reduce that risk. The tanks will eventually need to be removed whether by the town or developer and most likely the town will foot the costs. The Committee is working with the Hall Company to provide ball park pricing for tank removal.

Where we are now –

1. We have completed setting our criteria
 - a. Design that fits the community includes Architectural character, house/lot/size, number of houses, parking and houses strategically located on the property.
 - b. Maximize long term benefit to the town including financial, open space, density, marketability, and transition impacts
 - c. Address housing needs of the Town – growing elderly population wanting to downsize, young families to help with increasing school enrollment, and affordability
 - d. Least negative impact to the neighborhood – traffic, transition impact and density
 - e. Ability to execute – insuring whatever we end up proposing - can it be done; will the town accept what is proposed
 - f. Respectful to current zoning by laws – looking at bylaws and possible zoning overlays
 - g. Address 40B – many questions surround 40B and we are not sure what we do will provide any steps to address even partially – We have currently tabled this as part of our criteria since we need more information and the committee recommends that the Board of Selectmen request the Planning board put developing a 40B strategy at the top of their agenda as well as an assessment and/or update to current zoning bylaws

2. We have compiled a list of 11 options – this may change as we go through to scoring with some being dropped and others being added
 - a. Sell As is – with or without restrictions (deed or zoning overlay)
 - b. Open Space – rent until note is paid off and transition to open space
 - c. Sell off as many sites as needed to pay of loan and use the rest as open space
 - d. Tear down and sell as lots (with or without restriction)
 - e. Design and build a sample home using CPA funding – and build and sell until all units are new and sold off
 - f. Survey lot and break up into 9500 sq ft lots to limit all construction to be reviewed by ZBA
 - g. Survey and break up into 10,000 sq ft lots and additional space becomes open space
 - h. Over 55 Community

3. Developing a scoring method to score options against criteria
 - a. The scoring development is based on a 10-point scale
 - b. Each option will be scored against the criteria

4. We are now collecting and compiling data sets and information – more information may be needed as we go through the process
 - a. Proformas on financials related to all options
 - b. Value of homes/property as is
 - c. Values of property with new homes / development
 - d. Current conditions of existing houses
 - e. Current operating costs from Hall Company
 - f. Review of zoning by laws
 - g. Review of zoning overlay process
 - h. Information on 40B
 - i. Traffic studies
 - j. Site elevations
 - k. Review of past committees documents

Our Next Steps

1. We are planning to tour one of the houses so we can see it first hand
2. Continue collecting the data/information above
3. Hire a surveyor – currently the 12 houses sit on 1 lot according to the registry of Deeds – so looking at whether we break up the lots according to a plan that was put together when Mark was Town Administrator or some other plan of dividing the property – we would need a surveyor.
4. Hire a Real Estate Attorney or law firm and/or an architectural consultant firm that specializes in similar types of land projects
5. Hire a Real Estate company to help us set a value to the property