



MEETING NOTICE TOWN OF NAHANT

Pursuant to MGL Chapter 30A, § 18-25
All meeting notices and agenda must be filed and time stamped in
the Town Clerk's Office and posted at least 48 hours prior to the
meeting (excluding Saturdays, Sundays and Holidays)

TOWN CLERK'S STAMP

Name of Committee or
Governing Body | Coast Guard Housing Design Advisor Committee

Meeting Location | Town Hall

Day, Date and
Time of Meeting | Thursday April 7, 2016 7:00pm

Name of Chairman or
Authorized Person | Perry C Barrasso

Date of Form 04/05/2016

Signature of Chairman
or Authorized Person

Perry C Barrasso

Date Signed

4/5/2016

AGENDA | Please list below the topics the chair reasonably anticipates will be discussed at the meeting.

Approve Prior Minutes

Re-zone prior to next RFP?

Make up of next RFP/RFP Options

Rentals? Prior vote?

Scoring of bids.

New Business

Coast Guard Housing Committee

Minutes of Meeting

March 23, 2016

7:00 p.m.

Basement, Town Hall, 334 Nahant Road, Nahant, MA

Present Perry Barrasso, Chair, Richard J. Snyder, Secretary, David Doyle, Kathleen Marden, Margaret Dragon, Panamai Manadee, Daniel Perepilitza, Carl Easton, Lynne Spencer, James Hosker, Susan Bonner and Jeff Chelgren, Town Administrator.

Jeff Chelgren and Perry Barrasso stressed that the primary purpose was to chart our move forward.

It was summarized that the Committee was moving forward based on the expressed wishes of the people of Nahant, as expressed in its town meeting. Therefore, as a committee, adherence to those wishes for a mixed use development were our primary focus, although it was recognized that other alternatives exist. To this end, since the original developer failed due to market conditions, and no new developers deemed satisfactory to the Town Administrator came forward for a second, what can we recommend that would get more interest?

Daniel Perepilitza reminded all that at the last meeting, there were many presentations by developers as to what might interest them and the public, one, a forty-unit multi-family building, would be clearly not in the best interests of the neighborhood for many reasons which he outlined.

Guest Gerry Rafaelli commented that as a builder we should be building housing that families that will support our school population so Johnson can be sustained.

Guests, which included Selectman Barile and some real estate brokers, were invited to comment and did, as to each's view of the market. Consensus is that it is hot but no one knows how long will last.

The practicality of a special town meeting to rezone in advance of solicitations was discussed and agreed to be desirable. Question is cost and other issues that might be raised.

Richard Snyder advised that, as Planning Board Chair, he had been presented by the Town Administrator, acting on the recommendation of the prior Town Administrator, an "Approval Not Required plan," dividing the subject property up into over 10,000 square-foot lots. The Planning Board would either have to approve this plan or it would become a valid plan as a matter of law. Daniel Perepilitza suggested the probable purpose behind the plan and discussion ensued.

MOTION:

Upon motion duly made by Susan Bonner and seconded by David Doyle, it was moved that the submission of the plan to the Planning Board be withdrawn for the time being. The vote was passed by all voting in favor, except Daniel Perepilitza who voted against, and Richard Snyder who abstained because the matter is before the Planning Board.

It was agreed that the following summaries were accurate:

1. A special town meeting should be considered;
2. We should revive the RFP, but making it clear, removing the picture and otherwise making it clear that solicitations, suggestions of any sort are welcome;
3. The guidelines should be studied to see if the multi-family building may be a rental building as opposed to condominiums; and
4. We should look at an effective scoring system.

Next meeting April 7 and 7.

Adjourned.

Richard J. Snyder
Secretary