

**Town of Nahant
Coast Guard Housing Advisory Committee
Meeting Minutes - Monday, November 19, 2018
Nahant Town Hall**

Meeting of the CGHAC called to order at 7:05 pm by Peter Barba. Members present at the meeting were Peter Barba, Tom Hambleton, Bob Caggiano, Judy Zahora, Wayne Wilson and Ann Marie Passanisi.

Two visitors present Ruth Merrill and Diane Gaucher until they realized they were at the wrong meeting.

Meeting minutes of September 13, 2018 reviewed and approved.

Discussion on response to Hancock.
Review of options A, B, C.

Tom to request changes and additions from Hancock.

Drawing A
clear up where sidewalk actually is
What are the 3 lines on Castle Road?
Why is Goddard Drive 40 feet wide?
Drawing B
Straighten lines
Maximize houses

Lisa Scourtas, a local real estate agent, provided the committee with the following information at the meeting:

Biggest demand for housing are Baby Boomers who want to age in place looking for one-level living.

Land sales in Nahant
Pond St sold for \$325,000 11,000 sq feet
Flash Rd sold for \$315,000 17,975 sq feet
Prospect St sold for \$400,000 10,000 sq feet
High St sold for \$300,000
2 Linda Lane sold for 325,000 11,631 sq feet
12 Furbush Rd. Sold for \$370,000 with house

Comps on selling as is:

800 square foot house on Lenox Rd 2 car garage ocean view \$445,000

1000 sq ft house 21 Sherman Ave \$402,000

1116 sq ft house 9 Sherman Ave \$416,000

1129 sq ft house Colby Way \$429,000

Realtor assessed market value of CG houses as \$399,000 as is.

Linda from Nahant Associates comps were about the same.

Next meeting November 28, 2018 7pm.

Motion to adjourn 9:02