

Town of Nahant: Coast Guard Design & Development Advisory Committee Meeting Minutes

Meeting date and time: Tuesday October 17th @ 7:00 PM

Location: Town Hall- Relocated to Nahant Town Library

Members Present: Peter Barba, Ann Passanisi, Pan Manadee, Robert Caggiano, Kathleen Marden, Thomas Hambleton

Public Guest Attending: ~20+- individuals from several other town committees (by invitation) and general public... (School, FinCom, ZBA, Planning Board & CPC)

Agenda: Presentation to Committees and Boards and Questions, Feedback and Input

Meeting was called to order at 7:06PM with the introduction to the attendees with our intention to share our current criteria and options list for feedback. All input is welcomed and appreciated, represents a reality check if we're going in the "right direction".

Peter started the presentation and took comments through-out the discussion.

Audience/Community Input:

- Are we addressing this from; "we live here now & want to live here"? Or "we don't live here now but we want to live here" perspective...?
- Difficulty in finding out about our meetings...why aren't the meetings posted on the Nahant.org web-site? Bulletin board just doesn't work for most people....
- Does 40b have to be done in this location....It just doesn't seem like the right place. I see a risk in what's happening in Swampscott now, don't want someone buying up some of those properties....
- Town could only partially address, should not be a focus for the committee. The town must have a plan in place or it does no good....1500 housing units, 49 state declared as affordable leaving 100 units short. Over 10 years would need to add 10 units a year to be in compliance....**No relief from 40b could be accomplished from this...**
- If you take the former design concepts it wouldn't work...cancer here vs. cancer somewhere else?
- Will change the town forever- Can't stop 40b?
- Has any other community appealed the laws application to their town?
- What has Nahant done?????
- Completely wrecked the school system, traffic....can't make promises to anyone
- Think 1% of land possible....

- Town preservation has not spent \$'s for years on adding affordable units, not setting money aside or even planning. I don't understand why not. A neglected area (comment that the planning board should be doing this)
- Some progress is better than none- FinCom guidance...?
- At one time there were 700 more people in town...yes, but they lived in barracks....
- What effect does "open space" have?

Options list presented

- Rent paying down the debt on this loan is not being done, goes into the general fund...this is not a good financial practice...
- Check out the adjacent land before you go too far (make sure you know what you're dealing with)
- Liability for the underground fuel tanks, article at town meeting?
- Have Corp of Engineers report on tanks...ask Army to remove them, (cradle to grave)...Ask Gordy Hall re: tanks?
- Sell land as is and developer would take care of it...
- Now we have 1 parcel of land view that shows 12 lots, never registered (never accepted) but think it has ANR status...
- Add to criteria....open space to sight, height...& elevations and (McMansion effect)
- Don't forget parking & # of cars goes with # of houses...
- The traffic study that was done before was a joke... totally unbelievable, were going to need stop signs there....parking restrictions?
- Walking path access should be noted or provided for
- Density should be added to open space
- 2C should be marketability vs transition impact
- Value of the property needs to be updated 2 year old data probably outdated, timing is an issue on projections
- Elderly population is growing add to criteria #3 56 average age, downsizing is a driver
- School enrollment is down....just statement?
- #4 transition impact is really building construction impact could be 2 years or more
- History, so much trouble getting a developer interested...very poor response from the development community We're looking at individuals purchasing the individual properties
- FinCom will help with guidance on "apples vs apples" financial comparisons on our options when we get to 2.5 step in our process
- Committee Handed out Feedback forms asking to provide feedback to committee