

## Coast Guard Design & Development Committee

### Request for article on the Warrant for 2020 Town Meeting

The Coast Guard Design and Development Committee through our research moves that the Property on Castle Road and Goddard Drive known as the Coast Guard Housing site be deemed by the Town Owned Land Committee as excess property. Furthermore, that the Board of Selectmen take the following action – have the 12 existing houses demolished, inground oil tanks removed, the land leveled to reduce the mounding, subdivide per plans presented, and individual lots sold per Massachusetts Chapter 30 Procurement laws with the following stipulations

1. Funds from the sale of the lots be used to pay off the bond for the purchase of the site.
2. Funds from the Sale of the lots be used to pay all costs associated with the demolition, preparation, subdividing, and legal fees for the sale of the lots.
3. That the Selectmen set a minimum bid equal to market value for the price of each lot to be sold.
4. That the Town retain an approximate 15-foot-wide path to connect the Heritage Trail to Baileys Hill – as represented in the plans presented.
5. That the Town retain a roughly 30-foot-wide track of land abutting the golf course to clear encroachment of the first tee – as represented in the plans presented.
6. That the Town retain property that allows dirt road access to bunker – as represented in the plans presented
7. That the Town retain approximately 5 to 10 feet of Castle Road to clear encroachment of Castle Road– as represented in the plans presented.
8. That the Town limit overdevelopment of the lots by setting the maximum floor area ratio for these lots at 25%.
9. That No lots can be combined
10. No single entity can purchase more than 1 lot

### Supporting Statement

The Coast Guard Design and Development Committee has spent approximately 3 and a half years working through a program to come up with the best course of action to take. We determined that we needed to come to a fine balance between financial needs and aesthetic wants of the Town. Working with Real Estate Experts, both sales and development it was determined that our recommendation to demolish existing houses and sell 12 individual lots provides the most income both short term and long term to the town while keeping the area from being over developed. The existing houses were built in the 1950 of 2x3 construction as temporary military housing. The Houses have aged heating systems, are in need to roof replacement, have some inground oil tanks or electric heat, making them undesirable on the sales market.

The Coast Guard Design and Development Committee through its research moves that a zoning overlay district be created to encompass the property on Castle Road and Goddard Road also known as the Coast Guard Housing site where the maximum floor area ratio for these lots at 25%.

#### Supporting Statement

The Coast Guard Design and Development Committee is recommending that a zoning overlay be created for this site to prevent over development. Using current zoning bylaws new houses being built on this site could range from 4500sq ft to more than 6000 square feet By reducing the floor area ratio to 25% - house would range from 2500 square feet to 3100 square feet and eliminate over development.