

Nahant Housing Plan Production (HPP) Sub-committee

Thursday, August 17, 2023

via Zoom

Committee Members

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| <ul style="list-style-type: none">• Michelle Capano, Resident Member, HPP Chair• Mark Cullinan, Board of Selectmen• Patrick O'Reilly, Planning Board (joined late)• Patty Karas, School Committee• Michael Rauworth, Zoning Board of Appeals | <ul style="list-style-type: none">• James Walsh, Resident Member (joined late)• Josie Reis, Resident Member (joined late)• Lynne Spencer, CPA Committee• David Wilson, Nahant Housing Authority (absent)• John Cruz, Senior Housing Planner, MAPC• Alex Koppleman, Senior Housing Planner, MAPC |
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Citizen attendees

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| <ul style="list-style-type: none">• Jean Ball• John B• K Alice (Kerry Collins)• Ruthann Switzer• Susanne Macarelli• Pat Vigliolo (Ben Harvey)• Cassandra Roy | <ul style="list-style-type: none">• Carl Easton• iPhoneEnzo (Enzo Barile)• iPhone (5)• Resident• Resident• Sue Sherry• 724Zoom (Liz Desmond)• (617) 834-2824• Kelsey Anderson |
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Meeting Agenda (Amended):

1. Call meeting to order
 2. *Review and Approve Meeting Minutes (15 mins)*
 - *Meeting minutes 2023-05-11*
 - *Meeting minutes 2023-06-08*
 - *Meeting minutes 2023-08-10*
 3. *Review with MAPC citizen feedback from Community Engagement on 6/15/2023 and review survey responses and feedback – survey end date 7/31/2023 (25 mins)*
 4. *Discuss final recommendations for the Housing Plan (30 mins)*
 5. *Discuss Proposed Development Sites for 3A (25 mins)*
 6. Committee Old Business (5 mins)
 7. Committee New Business (5 mins)
 8. Citizen's Forum (15 mins)
 9. Adjournment
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1. Call Meeting to Order

The Chair of the Housing Production Plan Sub-committee ("HPP") called the meeting to order at 6:32 PM. The chair reviewed the agenda.

2. Approve Meeting Minutes

The chair sent the meeting minutes from May 11, 2023, June 8, 2023, and August 10, 2023, to the committee for their review. Mr. Cullinan motion to approve the meeting minutes from May 11, 2023, June 8, 2023, and August 10, 2023. Ms. Karras seconded the motion. Discussion on the meeting minutes followed.

Roll-call vote was taken:

Mr. Cullinan – Yes	Mr. Rauworth - Yes	Ms. Spencer – Yes
Ms. Capano – Yes	Ms. Karras – Yes	Ms. Reis – Absent from vote
Mr. O'Reilly – Absent from vote	Mr. Walsh – Abstain	

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3. Review with MAPC citizen feedback from Community Engagement on 6/15/2023 and review survey responses and feedback – survey end date 7/31/2023

The Chair moved to the next agenda where MAPC (Metropolitan Area Planning Council) presented the findings from the community forums and online survey as well as detailed discussion on the proposed housing strategies and housing recommendations.

The Chair allowed for a pause in the meeting for new member Ms. Josie Reis to introduce herself to MAPC and remaining committee members.

Mr. Koppleman provided a refresher of what a Housing Production Plan is and the requirements to complete for the Town of Nahant: a) meet location housing need, b) proactively influence development c) comply with MGL Ch. 40B and d) encourage multi-family development under 3A which will be covered further in October.

Mr. Koppleman began with a recap of the work to-date of the Committee and highlighted the key activities related to the housing recommendations and proposed development sites. Tonight's meeting will look to finalize the housing recommendations and housing strategies with technical assistance from MAPC.

Mr. Koppleman also covered the program timeline for August through October with particular attention on the draft report to the Town and Committee week of September 11th and obtaining adoption from both the Nahant Board of Selectmen and the Planning Board the week of October 16th (or October 22nd).

Mr. Rauworth asked for clarification on the development opportunity sites and Mrs. Koppleman responded that these were the sites previously identified by the committee and were presented to the Town via the community forum and online survey.

Mr. Walsh asked about the 10% goal but not the 1.5% land area goal, is there a reason for this? Mr. Koppelman responded that this is documented in the housing goals and multiple ways to achieve safe harbor on the 10% SHI or by small increases on the SHI (Subsidized Housing Inventory), and the GLAM (General Land Area Minimum) analysis completed by Stankec which is not the focus of the work with MAPC. If the Town developed a site up to 3.5 acres for affordable housing, this would achieve safe harbor through GLAM.

Mr. Rauworth asked to clarify that by development it would be creating housing and Mr. Koppleman confirmed according to the State statute. Mr. Walsh followed up by is not excluded as an option. This is covered as a secondary goal to achieve safe harbor such as adding 15 units on the SHI for 2 years.

Next, Mr. Koppleman reviewed the primary housing goals with the Committee: 1) expand 'little to middle' housing options, 2) produce upper-case A Affordable Housing 3) reduce housing instability for seniors and vulnerable households and 4) harmonize housing needs with sustainable goals. This was followed by three sets of strategies to achieve these goals: capacity/programming, regulatory, and development which were covered in the community forum and the online survey.

Mr. Koppelman also mentioned review of last week's meeting minutes and assist the Committee in prioritizing which housing strategies or recommendations for inclusion in the housing plan followed by further technical assistance of MAPC. Additional time was spent discussing Affordable Housing Trust.

- Affordable Housing Trust (AHT): best practice used by most communities to establish development leveraging CPC funds as seed funding and noting over 100 communities in Massachusetts have established an Affordable Housing Trust. Mr. Koppleman noted that five out of the six context communities (Essex, Rockport, Ipswich, Marblehead, and Swampscott) have an Affordable Housing Trust. MAPC can provide further information on how to establish an Affordable Housing Trust and typical composition will be members of the community such as representatives from Planning Board, Board of Selectmen, Council on Aging or Housing Authority or other citizens with housing expertise. Funding sources such as CPS, fees, or donations can also be utilized to fund the Trust.

Mr. Rauworth asked by whom action is required in order to establish the Affordable Housing Trust. Mr. Koppleman responded that it would have to be voted on by Town Meeting. Mr. Rauworth

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followed by on what percentage of vote is required to establish the Trust, and Mr. Cullinan stated it would require a simple majority.

Ms. Capano asked of fees from Inspectional Services if a percentage could be directed to the AHT to also aid in this mechanism. Mr. Cullinan stated that fees of the Town are collected and go into the General Fund and would require a vote of Town Meeting to make any changes to their collection and allocation.

Ms. Spencer clarified that Mr. Koppleman's statement of 20% of CPC is allocated to housing which actually is 10% of CPC is allocated to housing. Also, the new Real Estate Transfer Tax which is a means to tax speculative real estate transitions and direct fee/funds to Affordable Housing Trust. Mr. Rauworth asked what qualifies for that treatment and Mr. Koppleman responded that there are several bills working through the Legislature at this time.

Ms. Reis asked while Nahant has limited commercial base, do you have information on similar demographics communities that have identified alternate sources of funding instead of the General Fund to start its Affordable Housing Trust. In Massachusetts, the burden would be on the taxpayer, so for the next meeting could MAPC provide information back to the Committee. Mr. Koppleman mentioned that the Community Preservation Act (CPA) is the recommended funding source for an AHT. Recommendations for other sources have not been determined nor has MAPC provided that leveraging the General Fund would be a recommendation for the Affordable Housing Trust.

Mr. Koppleman offered that recommendations from the housing plan will also require further steps and approvals for their implementation. Also. It was mentioned by Mr. Koppleman for the Town is to impose a fee on Short-Term Rentals as a means of also funding the Affordable Housing Trust. Mr. Koppleman shared that Essex has an AHT which may be close comparable to Nahant and would also share the guidebook on how to set up an Affordable Housing Trust.

Mr. Walsh suggested when MAPC provides the information if you can provide links to the information rather than wait until the next HPP Committee meeting.

Ms. Spencer offered if the Town of Hull might be analogous to Nahant and see if they have an AHT. Mr. Koppleman stated that Hull is the sixth context community which does not have AHT but is recommended in their housing plan.

Mr. Koppleman moved the discussion to the regulatory strategies where the Committee provided questions last week to MAPC to review. All require a zoning change and affirmative vote at Town Meeting. Of the proposed regulatory strategies, these would be recommendations to put forward in the housing plan.

- Affordable Dwelling . MAPC plans to share a report of communities in Massachusetts that have ADU's (Affordable Dwelling Units) and how the regulations have been established to manage them. Communities with ADU's by right at Boxborough, Littleton, Scituate, and Willington. Swampscott, Rockport, Manchester by the Sea and Ipswich have an ADU's with regulations and by Special Permit. MAPC highlighted a resource called 'Living Litte' which describes best practices for ADU development. Toward the end of this process, MAPC will provide additional resource information to assist the Town with implementation for some of the recommendations.

Mr. Rauworth asked if this leaves enforcement of the ADU regulations with the Building Inspector. Mr. Koppleman responded if the community allows ADU's by right, then a site plan is required and review with the Building Inspector or Planning Board depending on what the bylaw allows. Any proposed bylaw may have regulations like size, screening the ADU with landscaping, or off-street parking. The Special Permitting authority could be the Zoning Board of Appeals or the Planning Board. This will create a lengthier process and require additional fees upon the property owner.

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Ms. Capano also asked for ADU's built by right, a community could adopt the Massachusetts General Laws for ADU's and then include additional regulations to manage their development. Mr. Koppleman mentioned there is a proposed Bill going through the Massachusetts Legislature that would allow any ADU to be built by right in communities that are predominantly single-family home districts. Mr. Koppleman confirmed the process to allow ADU's by right accompanied by appropriate regulations with approval of a Town Meeting vote.

Ms. Reis asked for ADU's could the Town manage by right for owner-occupied properties and Special Permit process for corporations or properties held in trust. This would allow better control for the neighborhoods and structures. Mr. Koppleman responded that it is possible to have certain parts of a Town permit ADU's by right and other part of Town with special permitting thus using an overlay zone. Ms. Reis followed up her comment that this would not be targeting zones by right and this was based on how the property is titled. Could the Town do both. Mr. Koppleman responded affirmatively. Mr. Cruz supported Mr. Koppleman's comments; however, did defer to Town Counsel regarding layers of regulations over titled properties.

Mr. Walsh asked if the proposed bylaw changes for ADU's would require simple majority or 2/3rds vote. Mr. Koppleman confirmed that the bylaw change would require a simple majority vote through the Housing Choice Legislation which removed the 2/3rds vote on bylaw changes.

MAPC offered their data mapping analysis tool which will help in identifying and reviewing the impacts of proposed bylaw changes. This will be covered in a future Committee meeting.

- Small to medium sized housing types. This recommendation looks to review existing single -home residential districts and allow multi-family, condominiums, and townhouses. The zoning modifications in development would create a variety of housing options. It will not modify zoning lot sizes.

Mr. Rauworth offered this may impact development of smaller homes on larger lots with an existing home and sub-dividing the lots. Does this recommendation consider this. Mr. Koppleman responded that if the zoning is for a specific lot size, then you cannot build in that zoned area. The proposed recommendation allows for a small change in the type of home but does not change the zoning requirements for the lot sizes allowed. This creates infill opportunities and creates more housing options which did not exist previously. Mr. Rauworth stated this would likely be a small universe of properties where this could be possible.

Mr. Koppleman also mentioned feedback from the community forum with regard to converting a single-family home to a 2-family home. This could also be part of this recommendation and would not create an impact on typical neighborhoods. Further, standards like off street parking can be added to address neighborhood impacts. Mr. Rauworth believes that this may require additional work.

Mr. Rauworth questioned that the housing plan will have specific recommendations regarding creating housing types despite the concerns raised. Mr. Koppleman provided that these recommendations are for the Town to review and to decide later, simply, allow for a zoning change to offer more housing types. MAPC also stated that additional guidance in the bylaw can be included in any proposed by-law change. Mr. Rauworth raised concerns that certain changes could occurring on a proposed bylaw change on Town Meeting floor which may change the original objective of the proposed recommendation. Further the work of the implementation and required regulations would be administered to other committees or board which may have a commitment of existing deliverables for the Town.

Ms. Capano offered and reminded the Committee that the housing plan is a strategy or roadmap, and the Committee is not going to have all the answers for the implementation of the proposed recommendations. Our boards/committees will be responsible for the implementation, and this is a function of our Town government operates.

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Ms. Reis provided that other communities have allowed for condominium conversions for example and would be helpful for the Committee to have examples of how other communities implemented similar housing recommendations. Mr. Koppleman said that when the recommendations are accepted, MAPC can provide resources and guidance to help with implementation.

- Use of 40R smart growth zoning. A template for zoning to reach compliance with 3A. This would allow Nahant to establish zoning for multi-family development. If adopted, it would allow Town additional access to funding that can be used for capital improvements near this accepted district. Mr. Koppleman suggested to defer decision until more discussions has occurred on 3A zoning. The use of the tool can help draft the 3A zoning but can be determined later. Mr. Koppleman advocated a more generalized recommendation that included 3A zoning.

Mr. Walsh stated that the Committee needs more detailed information on 3A that can be reviewed before the next Committee meeting. Mr. Koppleman provided that this does not need to be specified in detail in the housing plan but will provide information to help the Committee in its decision process on 3A.

In the next set of strategies related to Policy, Mr. Koppleman reviewed with the Committee.

- Adopt impact of fee on Short-term Rentals. MAPC was informed by the Town of the cap on Short-term rentals in Nahant. This recommendation compliments and assess a fee and puts in the AFT.

Ms. Capano provided that the Town has voted on a fee for Short-term Rentals and what is outstanding is the permissibility of non-owner-occupied rentals in Nahant. Owner-occupied rentals are allowed. Short-term rental cap was also voted and approved at the 2023 Town Meeting and was included the regulations.

Mr. Rauworth asked about the status of the regulations. Mr. Cullinan responded once the Attorney General has reviewed and approved the bylaw on Short-term Rentals, the Town will work towards developing the regulations. MAPC asked to confirm if there was a vote on a fee, this proposed recommendation should be removed.

- Adopt new building codes energy efficient buildings. Adopt the State's new building codes and allow for lower utility expenses and address climate change goals to reduces greenhouse gas emissions. Nahant has a strong set of building codes, and this will bring these building codes to the next standard. Mr. Rauworth stated that existing homes would be grandfathered and that the new building codes would apply on new construction. Mr. Koppleman affirmed this comment.
- Expand existing property tax reduction volunteer program. This recommendation seeks to evaluate existing programs and explore expand to more households.
- Utilize town-owned land for Affordable Housing and Open Space and Coast Guard Housing proposed Affordable Housing after the loan is paid. Both recommendations have been previously discussed.

Ms. Reis offered could the Town consider using public vouchers for Affordable Housing to incentivize affordable housing. Does the law require the Town to build new Affordable Housing. Mr. Koppleman responded that a requirement of the housing production plans is for the Town to identify sites to encourage Affordable Housing. The State has to review and approve the plan without sites identified. Does the State require new housing to be build for A Affordable Housing as long as there are enough vouchers to meet this demand.

Mr. Koppleman affirmed that the State requires communities to meet a 10% requirement of affordable housing to achieve safe harbor through new development or GLAM. There are Federal housing vouchers (Section 8) and State vouchers which help to pay the rent and not something

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municipalities offer. If offer a voucher to a property owner to pay their taxes which might not address the costs/income for a property. Communities such as Boston and Somerville may have programs but that is based on their having larger operating budget in order to make that type of program available.

Ms. Reis, does the State require affordable housing to be rental or owner-occupied? Mr. Koppleman confirmed either would address the SHI. There is no State requirement that rental units be built.

Mr. Rauworth stated Ms. Capano had shared information with the Committee on Affordable Housing where it is more favorable for communities to develop properties as rentals in order to achieve the safe harbor numbers and increase the SHI. This is more easily achievable for most communities.

Mr. Koppleman shared examples of the differences between rental vs. owner-occupied and what contributes to the SHI. Ms. Reis asked how the Nahant community is served in terms of priority of an affordable housing development. Mr. Koppleman was unclear of the question asked.

Ms. Capano offered the following, is there a mechanism for Nahant resident to prioritized if there was an affordable housing development. If a development was to occur, an agreement with the Town and developer can be reached to allow a percentage to prioritize to Nahant residents who income qualify. Mr. Koppleman also provided when affordable housing is built, a community can apply to the State to have a percentage of those housing units built and set aside for Nahant residents in the following priority – seniors, disabled persons, then other Nahant residents and based on project-by-project basis and does not matter of the development is rental or owner-occupied.

Ms. Reis provided the following example. If Nahant allows the development of affordable owner-occupied, it would be up to a non-profit organization to make the determination. Ms. Capano stated this is not correct and that a lottery system would have to be created in the development agreement with the Town and developer to award a certain percentage of affordable owner-occupied housing units (assuming income qualifications are met) to Nahant seniors, disabled persons first and then percentage to remaining Nahant residents . Mr. Koppleman confirmed Ms. Capano's statement. Mr. Walsh asked for additional information be provided to the Committee on how development agreements are structured related to the example discussed. Mr. Koppleman referred to Local Preference which is considered when affordable housing development is built.

4. Discuss final recommendations for the Housing Plan (30 mins)

The meeting moved to the next item on the agenda where MAPC reviewed results from the community forums and online survey with the Committee.

Discussed was a summary of the public input: ~ 60 in person participants and ~ 250 online participants, roughly 9% of Nahant's population. Highlighted also was a comparison of in-person vs. online survey.

- Demographics did not vary.
- Overall results did not vary significantly.
- Greater support on recommendations through the online survey.
- Majority of engagement of participants was Nahant residents.
- Housing tenure was made up of owner-occupied residents, but renters also responded to the survey.
- Household income was predominantly from participants whose income was 75K to 100K.

The results:

- Capacity/Programming Strategies
Most popular was promotion of first-time homebuyer programs and address existing housing stability and again in place. Over 70% were very supportive/supportive. There was less support for a part-time housing planner and Affordable Housing Trust.

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From the comments reviewed, participants were unclear how the AHT would work and how transparent this would be. If promoted as a recommendation, additional AHT information would need to be provided to the Town residents to educate them on how AHT would work.

- Regulatory Strategies

ADU's by right received 60% very supportive/support and most popular zoning recommendation. This would be a leaning recommendation.

- Policy Strategies

Adopt impact feed on short-term rentals, Adopt new state building codes and Explore expanding property tax reduction to seniors all received high results for very supportive/supportive responses.

For the Coast Guard site pay enough to pay off loan and right to return for displaced residents. This recommendation was very close – honor the 2021 Town Meeting vote or amend the plan. Slightly over 50% responded to amend the 2021 vote and work towards an affordable housing solution.

Use other publicly owned sites and Open Space. Slightly under 50% were very supportive/supportive.

Mr. Koppleman clarified the data on the slides and the bar-charts for the Committee. There were no recommendations that had large opposition. Public input is an input into the housing production plan. Mr. Cullinan commented that he believed that none of the data was surprising. The AHT needs further explanation to understand the concepts.

Mr. Koppleman moved the discussion into the rankings of the strategies and covered the Housing Needs Assessment and key findings.

- The age of Nahant's population is shifting signaling a change in housing needs and preferences.
- Smaller housing options are needed for seniors and young adults.
- Many struggle to afford housing in Nahant.
- Nahant needs more affordable housing – 645 households are eligible for affordable housing.

The following chart was discussed in detail with MAPC and the Committee.

Ranking Strategies – Goals and Implementation								
Strategy	Goals				Implementation Factors			TOTAL
	Little – Middle	Affordable Housing	Stabilize Costs	Harmonize Sustainability	Public Support	Feasible	Low Cost	
1. Affordable Housing Trust		3	3		1	1	-1	7
2. Part-time Shared Planner	1	1	1	1				4
3. Housing Stability Programs			3		3	3	3	12
4. First-time Homebuying Programs	1	1	3		3	3	3	14
5. Accessory Dwelling Unit Bylaw	3			1	2	2	1	9
6. Little – Middle Zoning	3				1	1	1	6
7. Smart Growth Overlay (40R)	2	1				1	1	5
8. Coast Guard Site – AH and RTR	1	3		1	1	-1	1	6
9. Public Sites – AH and Rec	1	3		2	1	1		8
10. Expand Property Tax Reduction			2		2	1		5
11. New State Building Codes			1	3	2	1	1	8
12. Short-term Rental Impact Fee		1	1		3	2		7

NOTE: The impact of strategies on advancing the HPP goals and implementation factors are scored (1 to 3) for positive impact and (-1 to -3) for negative impact. Cumulative scores are shown in the total column to the right. If neutral, the column is blank.

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The numbers are weighted in each goal and implementation factor. If there is a negative number, it has a negative ranking. Mr. Koppleman asked is there a strategy that should remove.

Ms. Capano recommended that the Part-time planner should be removed, and members of the Committee agreed. The Expand property tax reduction for seniors, there are existing programs in place should be lower priority.

Mr. Rauworth also recommended that the Short-term impact fee is likely one which is lower property given the outstanding approval on the new bylaw.

Ms. Reis recommended that the Coast Guard property recommendation be eliminated from discussions unless a citizen brings it to a future Town Meeting for review. Mr. Koppleman disagreed with the recommendation. The Coast Guard site was a center piece to work on the housing production plan and 3A. Mr. Rauworth reminded the Committee that the 2021 Town Meeting vote authorized the Board of Selectmen (BOS) take action to divide the property and sell as individual house lots.

Ms. Reis believed there are other sites that can be explored, and Mr. Rauworth agreed and should bring those sites forward. Ms. Capano offered that for other sites to be discussed will occur later in the meeting.

Ms. Capano asked about the Little to Middle Zoning if this will be too cumbersome. Mr. Koppleman recommended that the Town focus on possible one zoning recommendation or change such as ADU. Mr. Rauworth believe if may be difficult for a resident to differentiate between Little to Middle zoning options and ADU's. It may be better to come up with common terms to address both of them as it relates to land use. Mr. Walsh asked that you send any written recommendations be sent to the Committee. Mr. Koppleman stated that the draft housing report will be sent to the Committee one to two weeks prior to the next meeting with MAPC.

Mr. O'Reilly provided the following feedback. Why are we calling the Coast Guard sites separate from the public owned land. Is there a particular strategy which may not apply to other publicly owned land. Mr. Koppleman stated that this location had specific circumstances unique to this site and Mr. Cullinan offered that there is an existing loan on this site as well.

Mr. O'Reilly will be identifying a different strategy. Mr. Koppleman responded once enough properties have been sold to may off the loan, then use remainder site for affordable housing which would require a Town Meeting vote and residents that were displaced may have first opportunity to live in an affordable unit (right to return). Ms. Capano contributed that this would be dependent on what the composition of units is developed at this site. Mr. Walsh asked for clarification that if we got enough money to pay off the load, then the BOS would have the authority not to sell the remaining sites. Mr. Cullinan confirmed that the BOS has this authority currently.

Mr. Walsh asked for the draft plan on the strategies just discussed, if this could be distributed and then take the feedback from the Committee and include in the final draft for the housing plan. Mr. Koppleman welcomed the suggestion and would review the timeline to complete the housing plan draft. Ms. Capano reminded the Committee that when these draft reports become available that we do not delay in submitting the final report to the BOS and Planning Board for their acceptance/adoption and submission to the State. Ms. Capano also mentioned that the Planning Board meets monthly, so it is important to be aware of their schedule, so the Planning Board is able to review.

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5. Discuss Proposed Development Sites for 3A (25 mins)

Mr. Cruz led the committee through the discussion on the development sites and 3A study areas. The following were the key takeaways:

- Very strong support for Greystone Road, Coast Guard Housing site, Ward Road, and Country Club.
- Public does not support development on flood zones.
- Spring and Flash Road sites were not supported for development not Wharf Street area.
- St. Thomas Church site was deemed controversial.
- Support for 3A in Nahant included Spring Road, Coast Guard Site, Edgehill Apartments and Country Club site.

The proposed and recommended opportunities sites were reviewed and discussed.



All the sites discussed are noted and the numbers represented comments and feedback from both the community form and online survey. Anything that happens on this site would still require further public input. The housing plan is a roadmap of what makes sense for the Town.

Locations that did not have support due to proximity flooding and high-risk coastal area.

- Housing Authority South
- Bass Point Apartments
- Knights of Columbus
- Wharf Street and Willow Road
- Flash Road/Spring Road

Mr. Rauworth asked for more specific information on the Church site location. Mr. Cullinan provided some discussion about dividing the property of the rectory, some parking and connection to Pond Street as possible development.

For Proposed 3A Study Areas the following key takeaways were highlighted:

- Most results were on the housing sites not 3A study areas.
- Public input supported housing sites close to 3A study areas indicating interest in expanding housing options in those areas.

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- Strong support for development at the Country Club.
- Strong support for 3A zoning and development near Nahant and Spring Roads
- No support for areas in the flood plain/flood zone

Areas of support for 3A study areas would be the Edgehill Condos, the Country Club, Coast Guard Housing, Nahant, and Spring Roads. These are not sites we need to finalize and will be reviewed later in the 3A process.

For tonight, consensus is asked on the proposed development sites and will be in the final housing production plan.

Ms. Capano recommended taking Housing Authority South site off and look to re-engage the Archdiocese on the Church site regarding the location surrounding the rectory.

Mr. Cullinan asked if we could go through a similar exercise process to the proposed strategies. Mr. Cruz stated that the type of site public vs. private does not matter so much for the housing plan. Mr. Cruz also mentioned that this could be covered in more detail in the housing plan.

Ms. Reis asked the Committee if public building have been explored as options. There are public buildings that could be expanded and a community center and look at expanding existing buildings. Ms. Reis offered that community center could be converted into apartments and the areas where there is affordable housing and move the Police Station. Ms. Capano offered that Greystone Road adjoins the property where the Spindrift (Senior Housing) is located and if could be feasible to add on from that building. For the Community Center there are existing tenants and the Nahant Historical Society. There would be residents who would be extremely passionate about making any changes there. Mr. Cullinan agreed with Ms. Reis suggestions and offered that there is also public land (public housing) on Emerald Road. Mr. Cruz stated that MAPC would review and provide feedback to the Committee on this location.

Mr. O'Reilly offered that Greystone Road does not include the Spindrift. Mr. Cruz stated that the Spindrift was not included in the 3A study area as the State would already review this as existing public housing but to expand under 3A could be a consideration.

Mr. O'Reilly asked about the commercial area of Nahant Road as opportunities areas and Mr. Cruz clarified that the opportunity sites would be providing information for developers on best or priority locations for housing developments vs. mixed use location which may given a different impression for a developer for a hostile 40B development. Mr. Cruz added that it would be better to include it as part of 3A and most recently was informed that mixed use development can also be considered for 3A.

Ms. Reis asked if it should be included, and the business will stay there. Mr. Rauworth questioned the ownership which could change the development in this area. Ms. Reis offered that providing the additional options would be helpful. Mr. Cruz reminded the Committee that this discussion is focused on housing options. Ms. Reis would like not to limit options on housing options. Mr. Rauworth asked how many options the Committee needed to put forward and Ms. Reis was non-committal.

Ms. Capano added that we agree with Greystone Road, Ward Road, and Country Club as development sites. Housing locations on Spring and Emerald Roads, build out of the Spindrift and Valley Road/Community Center as additional locations.

Mr. O'Reilly asked if there were floodplain or wetland concerns and we could not use as 3A study area along with housing sites, and the asked about leaving Bass Point out and the business districts. Mr. Cruz discussed excluded land such as publicly owned land from 3A and included in the housing production plan would provide direction to the State on what the Town is seeking to develop as potential opportunities sites.

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Mr. O'Reilly stated that both Bass Point and the business district both have floodplain concerns. Mr. Cruz stated there was no public support related to the development in that area or re-zone this area. Mr. O'Reilly asked how dense a 3A area need to be. Mr. Cruz responded that under 3A it would need to be 15 units per acre and Nahant would need to build 84 units and these would need to be able to support families with children. Mr. O'Reilly disagreed with Mr. Cruz's statement, and it needs to be zoned for suitable for families with children.

Mr. O'Reilly asked if we know the breakdown of the number of apartments at Bass Point. Ms. Capano offered that this is information we can try to obtain from the Board of Assessors. Mr. O'Reilly believed that there are other locations in town for the proposed units needing to meet 40B compliance and we should be exploring those locations where development can be changed through zoning. Question was where is the missed opportunity in Bass Point. The opportunity is regulatory compliance and need to afford the Town the opportunity and would be a mistake to not include Bass Point and other opportunities to expand. Ms. Capano offered we should take credit for existing.

Mr. Rauworth asked if there is downside adding to the plan. Mr. Cruz stated that the downsize would be to add more affordable housing units and show measurable progress to the SHI or the GLAM. If we identify sites where development is likely not to occur. Ms. Capano asked if the confusion on 3A and asked if we could come back and Mr. O'Reilly disagreed. Regulatory compliance is a fee factor in this plan and believes we are being forced into development we do not want. Mr. O'Reilly believes MAPC is pushing the Town where we do not want to go. Ms. Capano stated there is opportunity to expand where Mr. O'Reilly stated that 3A is built by right and Nahant is a top 50 dense community and not acknowledging the existing density we already have would be a disadvantage to the Town. Mr. Cruz found it difficult to make the case to the State for Bass Point as a development site and 3A area.

Mr. Rauworth clarified that the map the Committee is reviewing is not for 3A study areas and is for housing production. Mr. Cruz added that some the locations can be included in 3A. Mr. O'Reilly and Mr. Cruz debated the merits of 3A area of Bass Point to be included in the housing plan in order to overcome the flood plain concerns for 3A and also include has a possible housing development site. Mr. Walsh added that Mr. O'Reilly supported his comments and that the goals of this Committee is consistent with Nahant's culture.

Mr. Cullinan added that Mr. O'Reilly has made solid points and that the weight on some of this is the public response and missing is the historical understanding of how Bass Point was developed. The original development of Bass Point was condominiums and during the 1970's -80's the Town was concerned about over development. Mr. Cullinan added that the property owners may be interested in redeveloping that location and modernizing their buildings and may consider a friendly 40B and we should include the site. We should not disregard the site and we can include it would be important. Mr. Rauworth also stated that the public was asked to make certain decisions based on tremendous amount of information.

Ms. Reis asked what the reason for would be not including all the other flood zone areas and what will be the challenges of getting it through the State. Mr. Cullinan stated that the entire site is not in the flood zone and the buildings may not be. Mr. Cruz pointed that it is in the high-risk coastal areas. Ms. Reis asked if the definition of family is a one-person household, why does development for 3A need to be 2-bedrooms. Mr. Cruz responded that under 3A that the units have to be suitable for children which mean more than one bedroom and cannot be restricted. Ms. Capano asked the Committee for consensus to include Bass Point site. Mr. Cruz stated that they will research to see if similar sites like Bass Point have been included in housing production plans and will also consider the other sites: Emerald Road (public housing) and Spindrift attached to Greystone Road and business district on Nahant Road which would be good for 40R. Mr. Cullinan wanted to state that there is potential for mixed-use development and affordable housing in the business district. Mr. O'Reilly asked that the housing production plan proponent could be used to override restrictions with local authority. Mr. Cruz added that separating the parcels for 3A and incentivize mix use. Mr. O'Reilly

Nahant Housing Plan Production (HPP) Sub-committee

Thursday, August 17, 2023

via Zoom

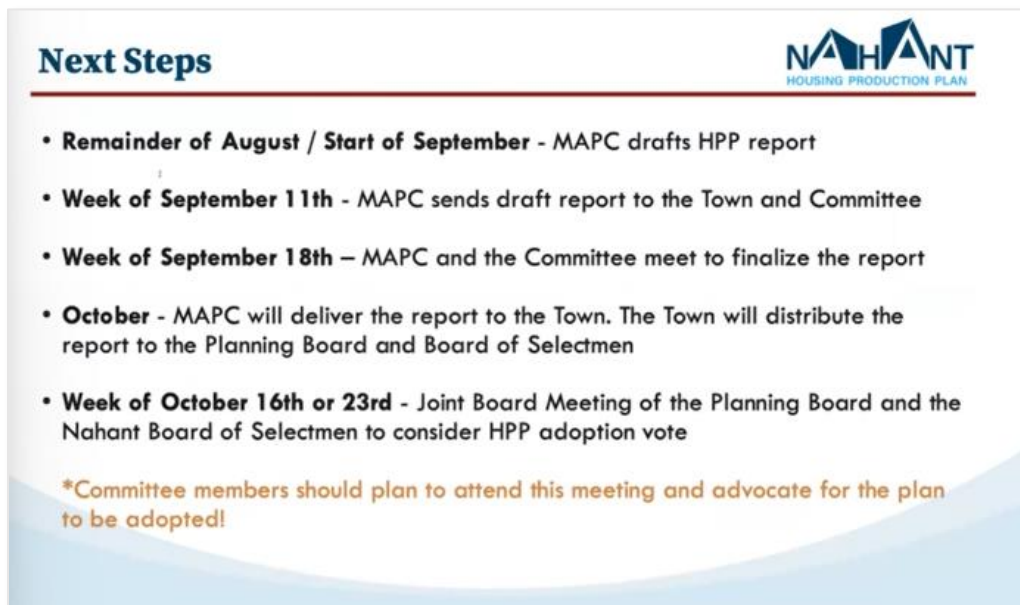
also raised the floodplain issues in those proposed locations. There will be opportunity to modify 3A proposals and the housing plans are 5-year plans so they also can be updated. Mr. O'Reilly asked could an opportunity site be added to the housing plan within the 5 years. Mr. Cruz responded that he would have research and provide a response back to the Committee.

Mr. Cruz confirmed the Committee has agreed to Ward Road, Greystone Road, and the Country Club site. Additional review required for Bass Point site, Emerald Road, and B2-zoned site (Valley Road).

Mr. Walsh followed up that he did not agree there was consensus on the Valley Road/Community Center site. He mentioned at a high level the history of that site and was uncomfortable if members of the community wish to reengage in a development in that location. Mr. Cullinan did not believe including it would not be a risk and any public property site will likely require vote at Town Meeting. Mr. Cruz said that MAPC can review and if the Committee decides to remove it can make that change. Ms. Reis responded that from her experience that developing existing sites would move housing production faster and the tenants can be relocated.

Mr. Rauworth stated that Nahant Preservation Trust has a long-term lease for that property. Ms. Capano highlighted that the Town does not have an inventory of rentals where residents can move from easily or business can relocate. Mr. Cruz reaffirmed that the housing plan does not require Town Meeting vote; however, Ms. Capano stated the development sites will need to go before Town Meeting

Mr. Cruz moved to reviewing the next steps with the Committee and the timelines remaining for the housing production plan.



The slide is titled "Next Steps" in a large, bold, blue font. In the top right corner is the Nahant Housing Production Plan logo, which features the word "NAHANT" in a stylized blue font with a house icon integrated into the letter 'A', and "HOUSING PRODUCTION PLAN" in a smaller, blue, sans-serif font below it. The slide contains a bulleted list of five items, each starting with a bolded time period. The text is in a black, sans-serif font. At the bottom of the slide, there is a line of orange text that reads: "*Committee members should plan to attend this meeting and advocate for the plan to be adopted!". The slide has a light blue gradient background at the bottom.

Next Steps

- **Remainder of August / Start of September** - MAPC drafts HPP report
- **Week of September 11th** - MAPC sends draft report to the Town and Committee
- **Week of September 18th** – MAPC and the Committee meet to finalize the report
- **October** - MAPC will deliver the report to the Town. The Town will distribute the report to the Planning Board and Board of Selectmen
- **Week of October 16th or 23rd** - Joint Board Meeting of the Planning Board and the Nahant Board of Selectmen to consider HPP adoption vote

*Committee members should plan to attend this meeting and advocate for the plan to be adopted!

6. Committee Old Business

- No committee old business was discussed.

7. Committee New Business

- No committee old business was discussed.

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8. Citizen's Forum

- **Kerry Alice Collins, 2 Breezy Hill Terrace:** Objected to any development of the Valley Road School for affordable housing. It is an important location to the community for gatherings and would ask the Committee not to include it in the housing plan.
- **Comment from the Chat, resident:** Request made to remove Spring Road for consideration based on the public feedback.
- Ben Harvey, 115 Flash Road: Heard strong statement of including Bass Point and the consultant stated they would need to review with the State. If this is a statement from the Town, then it should be included whether the State believes its viable or not. Mr. Cullinan responded that MAPC are our consultants and not the State and MAPC will take a look at this and get back to the Committee. Mr. Cruz confirmed that would be the process.
- **Liz Desmond, 40 Spring Road:** Town housing affects all residents. Spring Road is a densely populated areas and we cannot support any more town housing. There is continued traffic, noise, and frequent police activity. The presenter stated it was not a recommended site due to concerns from the neighbors. Ms. Capano responded that their consideration to modernize the buildings and expand. Ms. Desmond stated the word 'expand' has all the neighbors concerned.

Mr. Rauworth wanted to confirm that the consultants stated that their output or report would be theirs and go forward with or without the Committee's approval. Ms. Capano confirmed that the Committee will review and approve the proposed housing report that will be submitted to the BOS and the Planning Board for their adoption. Mr. Rauworth followed up on who decides who approves what changes will go in. Ms. Capano stated it will be the work of this Committee to review and decide on the changes to the proposed housing report. Ms. Capano also affirmed that any changes in dispute will go to a vote of the Committee.

- **Kelsey Anderson, 42 Spring Road:** Shared concerns about proposed expansions on Spring Road and that our voices are heard as neighbors and also asked why it is included if it's in the flood zone. Mr. Cullinan stated that no one has recommended an expansion and is of the opinion that the buildings have reached their useful life and not serving their purpose and could be improved. Ms. Anderson shared concerns about how densely populated the area is and also the police activity.
- **Comment from the Chat, Resident:** Are the flood zone areas going to be removed from the map? When? Ms. Capano responded that this Committee is not responsible for dictating the areas defined as Flood Zones on the map. The information comes from FEMA and is a question for Town Hall.
- **Comment from the Chat, resident:** How will Governor Healey's state of emergency work within this plan? Ms. Capano stated that she was not certain nor was aware of anything presented to the Town. Asked that there is a select population of Nahanters would be on a list and now 20,000 migrants have entered the State and there is a state of emergency declared how this will impact the list. Will Nahant population be integrated into the list. Ms. Capano was unable to answer the question with certainty; however, only if there is a development agreement in place would Nahant residents be considered. Question was re-directed to Mr. Cruz and had not further information. Emergency declarations are short term plans, and this is a long-term plan and do not see any effect on this work. Ms. Reis raised questions on priority of housing and the public should be informed on what that is.

Mr. Walsh wanted to clarify that report of the Committee is from the committee and not the consultants. Mr. Cruz confirmed that the report will be represented of the work of the Committee and MAPC in partnership and for the Town.

- **724Zoom (Liz Desmond):** I don't believe Nahant Residents fully understand these proposed housing units are offered to people across the Commonwealth and Nahant residents only have a few slots. Ms. Capano agreed that more information needs to be shared with the community and only when there is a development agreement in place.

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Mr. O'Reilly offered that through a Local Site Preference and development agreement, to put forth a Town wide bylaw which makes it a requirement for all future housing development sites that there would be preferential treatment for Nahant residents under a 40B or comprehensive permit agreement. Ms. Reis stated while she supports the measure, she uncertain if it would pass as most communities do not understand that impact.

- **Kelsey Anderson, 42 Spring Road:** When the consultants lead about the demographics, and we are looking out for the people of Nahant and its really more housing for Nahant people.

9. Adjournment

Mr. Rauworth for a motion to adjourn the meeting and seconded by Ms. Reis.

Roll-call vote was taken:

Mr. Cullinan – Yes	Ms. Spencer - Yes	Ms. Reis – Yes
Ms. Capano – Yes	Ms. Karras – Yes	Mr. Rauworth – Yes
Mr. Walsh - Yes	Mr. O'Reilly - Yes	

The meeting ended at 9:32 PM.

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Respectfully submitted as approved at the August 31, 2023, Housing Production Plan Advisory Sub-committee Meeting.

By: Michelle *Capano*, *Chair*