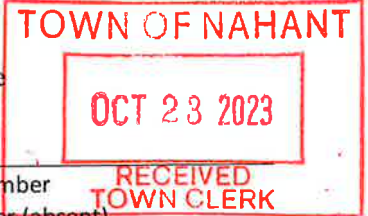


Nahant Housing Plan Production (HPP) Sub-committee
Thursday, August 31, 2023
via Zoom



Committee Members

- Michelle Capano, Resident Member, HPP Chair
- Mark Cullinan, Board of Selectmen
- Patrick O'Reilly, Planning Board (joined late)
- Patty Karas, School Committee (joined late)
- Michael Rauworth, Zoning Board of Appeals
- James Walsh, Resident Member
- Josie Reis, Resident Member (absent)
- Lynne Spencer, CPA Committee (absent)
- David Wilson, Nahant Housing Authority (absent)
- Antonio (Tony) Barletta, Town Administrator

Citizen attendees

- Lisa Scourtas
- K Alice (Kerry Collins)
- Susanne (Susanne Macarelli)
- iPhoneEnzo (Enzo Barile)
- Shelia Hambleton
- Anthony Cammalleri (Lynn Item)
- Susan Downs Cripps
- Dan Sheehan
- George Mihovan
- Cassandra Roy
- Tom iPhone
- Resident

Meeting Agenda

1. Call meeting to order
2. Review and Approve Meeting Minutes
 - Meeting minutes 2023-08-17
3. Continue discussion on housing recommendations for inclusion in Housing Plan
4. Continue discussion on proposed development sites for inclusion in Housing Plan
 - Submit questions to MAPC
5. Review and discuss 3A impacts to Nahant
 - Recent State updates in non-compliance communities
 - Discuss proposed zoning bylaw changes or new bylaws
6. Committee Old Business
7. Committee New Business
8. Citizen's Forum
9. Adjournment

1. Call Meeting to Order

The Chair of the Housing Production Plan Sub-committee ("HPP") called the meeting to order at 6:31PM. The Chair reviewed the agenda for the meeting with a reference of developing questions to send to MAPC for consideration.

2. Review and Approve Meeting Minutes

The Chair sent the meeting minutes from August 17, 2023, to the committee for their review. The following was discussed on the meeting minutes was discussed.

Mr. Walsh asked if GLAM was not the focus of the work with MAPC. The Chair confirmed this reference and the work for the GLAM was done separately from HPP and indicated that we are still considering the results of the GLAM analysis as an option. Ms. Capano stated that the GLAM analysis is an element of the housing production plan. Mr. Walsh re-affirmed the importance of including the GLAM work. The Chair would take this back to MAPC to confirm.

Mr. Walsh asked about the real estate transfer tax. Ms. Capano stated that this new legislation is in Committee with the State legislature and under revision. Ms. Capano also stated that this is a new real estate

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transfer tax for property of sales over \$1 million dollars where a percentage would go directly back to the cities and towns [for affordable housing].

Mr. Walsh questioned for clarification on the funds from Community Preservation. Ms. Spencer clarified that the CPA is a 3% surcharge in addition to the real estate property tax owner's pay and has nothing to do with this new [real estate transfer] tax. Mr. O'Reilly asked about the State's CPA match. Ms. Spencer confirmed that the State's match comes [from fees obtained through real estate transfers via] the Registry of Deeds and sometimes line items in the State budget.

Mr. Rauworth requested to further discuss GLAM and the 1.5% alternative so that the Committee agrees as we contemplate the alternative in the number of units. The Chair re-stated that GLAM is an element to the housing plan and MAPC will assist Nahant on determining the number of units required. Mr. Rauworth asked MAPC if it is favorable to use the 1.5% approach and there has something to be built or permitted, assuming this correct. Ms. Capano asked to confirm if the GLAM was only rentals in order to increase the SHI. Mr. Cullinan provided an example to clarify the use of GLAM. Mr. O'Reilly added where there are market rate units where a development this would need to build under a comprehensive permit, a 40B development.

Mr. Walsh also inquired regarding the discussion with Mr. Cullinan and Mr. O'Reilly. Is it possible to build in preferential treatment for Town residents or employees. Ms. Capano stated if a development would occur there would need to be a bylaw in place to allow a certain percentage for preferential treatment that would be made of seniors, veterans, disabled, Nahant residents, and Nahant employees who would have an opportunity to rent or buy under that preferential treatment bylaw. Mr. Rauworth specified that this would need to be a recommendation and the proposed preferential bylaw would need to be included which includes the necessary steps to achieve the results. Ms. Capano stated that she has sent a note to the Chair of the Planning Board ("PB") regarding proposed bylaws to discuss changes or new coming from the HPP for consideration.

Mr. Walsh motioned to approve the meeting minutes August 17, 2023. Mr. Rauworth seconded the motion.

Roll-call vote was taken:

Mr. Cullinan – Yes

Ms. Capano – Yes

Mr. O'Reilly – Yes

Mr. Rauworth - Yes

Ms. Karras – Yes

Mr. Walsh – Yes

Ms. Spencer – Yes

Ms. Reis – Not present

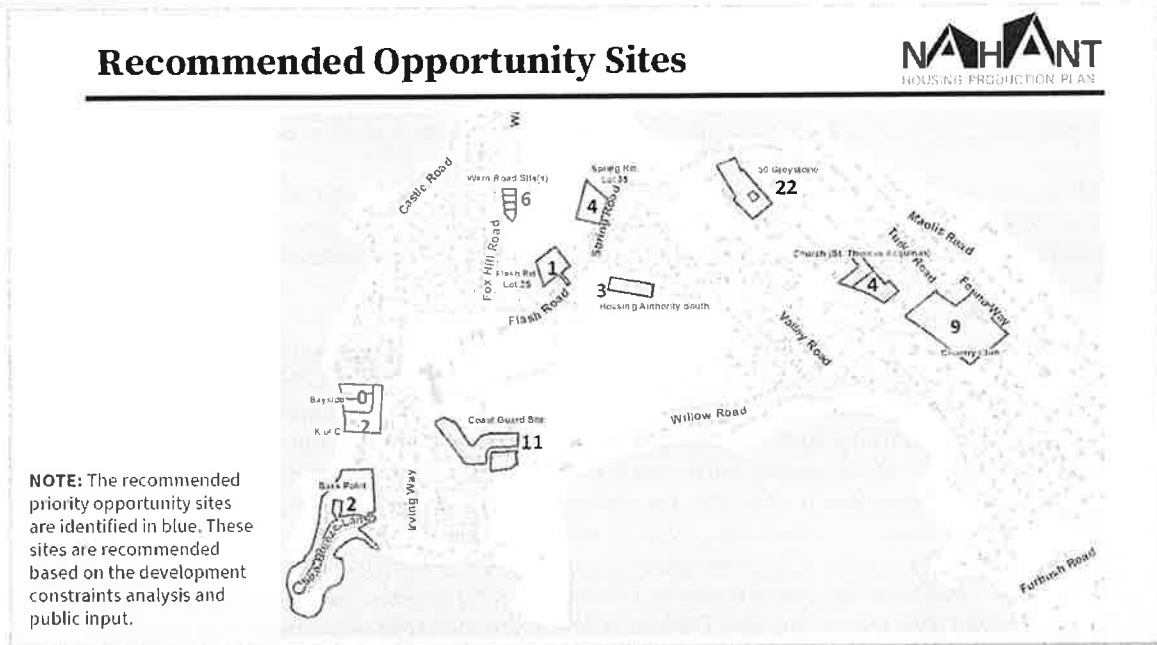
Mr. Wilson – Not present

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3. Continue discussion on housing recommendations for inclusion in Housing Plan and four. Continue discussion on proposed development sites for inclusion in Housing Plan



The Chair moved to the next item on the agenda. The Chair shared the Recommended Opportunity Sites and asked to continue discussions on these locations for the housing plan. Mr. Rauworth stated that for each site the housing plan should include what needs to be identified and the costs for development of units for 40b housing.

#9 Nahant Country Club: Example for discussion purposes. Need to identify name and ownership of the property, size of the property, evaluation of the assessed value of the property, steps for Town Meeting if considered for eminent domain taking, requirements for 40B development so the next stages can be planned and consider all risks.

#22 Greystone Road: Example for discussion purposes. Town-owned land. May be easier to develop with less restraints.

Ms. Spencer offered that for each of these sites, there are various steps and implications that need to be detailed out. Ms. Capano added that a set of design guidelines would be needed to allow to any development to have features and characteristics that are consistent in the makeup on the Town. Mr. Rauworth stated this would be necessary work that needs to be completed.

Mr. Cullinan added that part of the housing plan will have a matrix for each opportunity site that will provide details on the composition of recommended locations (e.g., wetlands, building issues, etc.). Ms. Capano stated that this will be done for the Committee, and we should wait to see what the draft of the plan has. Mr. Rauworth stated that it would be appropriate to ask for additional contract support to assist in the development support needed on design guidelines when appropriate.

Mr. O'Reilly also commented that the bounds of the housing plan is a five-year plan and outlined 3.5 acres to get to the GLAM threshold and outlined goals to continue to identify opportunities within that timeframe. Have we considered sites that will get us there and continue on adding to affordable housing where possible? Focus on the minimum such as the GLAM and matches the aspirations.

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Ms. Capano asked of the committee are there one or two sites if asked of the Board of Selectmen ("BOS") the Planning Board, these would be the locations to consider first and focus. Mr. Rauworth stated Greystone Road and then the Country Club. Ms. Spencer interjected that there are complications with the ownership structure of the property. Mr. O'Reilly stated that eminent domain would be the way forward on this location. Ms. Spencer offered the Coast Guard Housing ("CGH") location and if some of the units are sold and already have design guidelines. Ms. Capano added should this be included as a recommendation in the housing plan, so that the loan is paid off and the remaining property used for affordable housing.

Mr. Walsh asked Mr. Cullinan as a member of the BOS, if ½ the acreage was sold off to pay off the loan, will the BOS support development related to GLAM. Mr. Cullinan responded that the BOS would support whatever Town Meeting votes. Mr. Rauworth asked what the BOS would recommend the Town support. Mr. Cullinan responded that the BOS would need to see the Article first.

Mr. Rauworth asked to clarify that is before the Town. The 2021 vote at Town Meeting gave the BOS the authority to sell of the land. Mr. Cullinan spoke for himself that the vote of 2021 Town Meeting was to clear the lots, sell the land, and pay off the loan. Mr. Rauworth reaffirmed that the vote gave the BOS the authority but not the obligation. The Selectmen have not taken any action but request additional monies to clear the land. Mr. Walsh asked is it the case that the million-dollar loan to be requested going to be added to the already existing loan on the CGH. Mr. Cullinan stated that there are different borrowing authorities. Under MGL, the loan to purchase the property that any sales of the property go to pay off the loan. Mr. Rauworth commented that any further recommendations should be referred to the proposed Warrant Article. Mr. Rauworth also stated that this would leave the Committee the direction to propose for its recommended sites and Mr. Cullinan affirmed that the HPP can propose whatever it chooses and appropriate. Mr. Cullinan stated that the Special Town is needed so that funds are raised in order to clear the site.

Ms. Capano asked to confirm from the Committee as a leaning recommendation for the CGH site that a designed number of sites be sold to pay off the loan and Mr. Rauworth added that any additional revenue realized be used toward affordable housing. Mr. O'Reilly and Ms. Karras would be supportive of this recommendation. Mr. O'Reilly added that Goddard Drive be considered as part of the re-development for the GLAM calculation includes the sq ft of the roadway. Mr. Rauworth asked if for any sale of the remaining parcel that it could be offered a single parcel for the purposes of development.

Ms. Capano asked for the Committee's feedback on the other Recommended Opportunity Sites such as Ward Rd. Mr. Cullinan stated that it has some development constraints and may need to change the name of the location. Ms. Barletta interjected that this location bisects a right of way from Foxhill Road and Ward Road and this would be going through the Pumping Station location. It is technically a circle off Foxhill Road.

Mr. Rauworth asked about parsonage property at St. Thomas Church and if this was still under consideration. Mr. Cullinan had earlier discussions with the Archdiocese and asked if they would let the Town know first should they decide to sell the property. Mr. Rauworth followed up if there are any future plans to this. Mr. Barletta contributed that there would need to be title and deed research on the site of the Church as this was given for the intent of religious purposes but was unclear on the location of the parsonage.

Mr. O'Reilly asked are we still considering this as an opportunity site for redevelopment. It may not be great for the committee without an update on the property. Mr. Cullinan would like to consider it as an opportunity site with the consideration that the lot be divided between the parking lot and parsonage.

Ms. Spencer asked about Greystone Road and Housing Authority South. Ms. Capano offered that Greystone Road, this location, has the greatest potential and Ms. Spencer added that this is where the design guidelines would be helpful. Housing Authority South and Emerald Road would both need to be modernized but when

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is unknown. Mr. Cullinan does not believe it would add much to the GLAM or 40B but is an opportunity to review these structures. M. O'Reilly believed the purpose to of the housing plan, it would be valuable to add as an opportunity site for grant purposes to bolster the case of increasing housing units in that location.

Mr. Walsh mentioned the Nahant Housing Authority ("NHA"). Mr. Wilson was not present for this discussion. The NHA is an independent entity and may not be interested in taking on more units to manage. This is unknown at this time their interest. Mr. Rauworth added if they are an independent entity, a NHA 2 could be established. Ms. Capano offered this would not be accurate as the members of the NHA are elected supported by taxpayer funds.

Mr. O'Reilly asked to go back to the point about NHA and if they do not want to take on additional units where it about capacity constraints which is different concern. Additional funding to support can be provided through an Affordable Housing Trust which Ms. Capano stated. Ms. Capano also offered that we might not be able to implement an affordable housing plan without considering rentals or vouchers as another alternated referencing a voucher program that Ms. Reis spoke about previously which may increase the SHI leveraging units of private properties. Mr. Rauworth asked if we could find out from MAPC other solutions or mechanism to achieve 40B targets without support of public housing authorities.

Mr. Walsh asked about Greystone Road and considering development and would like to see NHA involved in any future plans. Mr. O'Reilly offered that this would be an opportunity site but not the type such as elderly housing. There are several opportunities there and Ms. Spencer also offered that NHA should be engaged in these discussions and decisions.

Mr. Cullinan asked if Mr. Wilson was still on the Housing Committee. Ms. Capano responded yes but also stated the Chair has reached out to another NHA member seeing advice on NHA role and participation in the Housing Committee. Mr. Cullinan agreed with Mr. O'Reilly regarding who controls the execution of the housing and future development and feels it is beyond the scope of the Committee at this time.

The Chair again asked about any other sites for discussion. Ms. Spencer asked about Recommended Opportunity Site #2 Bass Point Apartments. The Chair offered that for the Bass Point Apartments, we need to take into consideration MBTA 3A and opportunities for redevelopment along with the Edgehill Condominiums for 3A compliance. Mr. Cullinan asked if the opportunity sites were both 40B and 3A. Ms. Capano responded that the Recommended Opportunity Sites are not for 3A.

Mr. O'Reilly asked about the Knights of Columbus and the Bayside and there was a recommendation to drop by MAPC. Mr. Cullinan felt this was lower priority and leave it to private development. Still located in the velocity zone and some of the location in the flood zone. Mr. Rauworth offered that its appeal is its proximity to the ocean and Ms. Capano questioned whether it can be affordable. Mr. Rauworth is comparing it to the Nahant Country Club and be more linked and may provide more financial benefit to achieve 40B. Mr. O'Reilly asked what the point is and will this move the plan forward. Mr. Rauworth stated that it would allow the BOS options to apply resources. The other recommendation Mr. O'Reilly requested was to remove the St. Thomas Church but leave the rectory. Mr. O'Reilly asked if we are leaving all the recommendations or removing some. Ms. Capano recapped we would be removing #1 Flash Road Lot #25, #3 Spring Road, the Church off and leave the Rectory. Mr. Cullinan also recommended removing #20 Bayside and Knights of Columbus.

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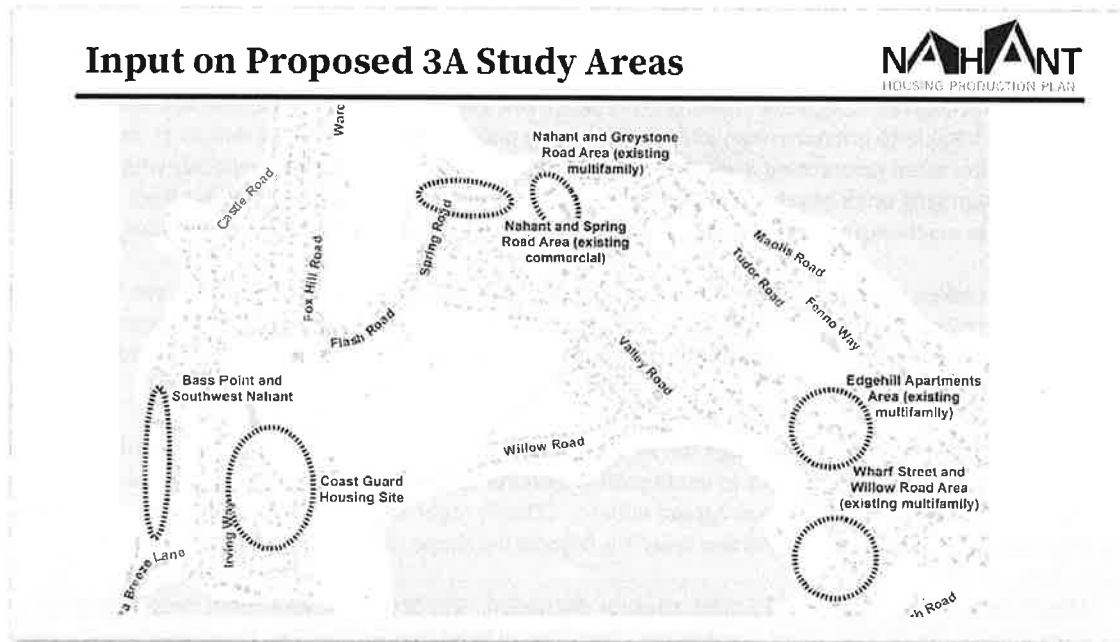
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5. Review and discuss 3A impacts to Nahant

Meeting discussion moved into proposed recommendations of 3A Study areas.

Mr. O'Reilly reiterated that MAPC explained that if there were environmental concerns via the State over any sites for multi-families that these sites would be excluded for consideration. One of the ways to overcome this is to designate as an opportunity site for 40B purposes including Nahant/Spring Roads business area to address the issues related to development in an wetlands area. MAPC recommended having proposed opportunity sites on the housing production plan is one what to overcome the State's concerns on locations where development with environment concerns.



The Chair mentioned that Bass Point Apartments need to be included as a 3A Study area and Mr. O'Reilly also recommended that Nahant Road business district as well.

Mr. O'Reilly commented that the Committee should request of MAPC to assist with as many areas as possible for 3A and draft proposals for Town Meeting. They will go through additional rounds of review, but the Committee should consider all prospects.

The Chair shared scenarios that would achieve 3A compliance and Mr. O'Reilly emphasized that the Committee would need to acknowledge existing areas of density of 15 units per acre with bylaw changes to achieve 3A compliance.

Further discussed that MAPC's assistance to aid in identifying compliance with 3A zoning. Mr. Rauworth asked if an overlay district different from amending the zoning bylaws. Mr. O'Reilly responded that an overlay could be on an existing district, can be a part of district and allows for existing density and would be a zoning bylaw. Proposed was an overlay on Nahant Road in the business district to allow multi-family by right over the businesses. Mr. Rauworth commented that one of the means to overcome 3A is identify enough acreage that achieves compliance through multi-family development. Mr. Cullinan further affirmed that Bass Point Apartment would be included in 3A.

The Chair also stated that the 3A discussion will continue next month when MAPC reconvenes with the Committee.

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6. Committee Old Business

- a. No committee old business was discussed.

7. Committee New Business

- b. No committee old business was discussed.

8. Citizen's Forum

- Susanne Macarelli, 15 Little Nahant Road. 1) Does 3A actually require building multi-units or zoning. Mr. Rauworth responded that this is a zoning change. 2) Has the State of Massachusetts expressed eliminating bus service to communities that do not comply with MBTA 3A. The Chair responded, 'no.' The State is, however, under existing plans to make changes to bus services across the Commonwealth and cited examples of Wenham and Danvers. Mr. O'Reilly also stated that Nahant is designated by the Legislature [as an adjacent MBTA community.] Ms. Macarelli shared that there is misinformation out on Facebook but understands that the Committee hesitant to respond. Ms. Capano stated that residents should be able to email the Committee directly and the Committee will respond to residents' questions and feedback. 3) The 3-acre parcel behind the Spindrift and on Greystone Road, is this in a flood zone or wetlands. Mr. Cullinan responded too. Does it have any outstanding mortgage or loans? Mr. Cullinan responded, 'no.' Has the Town voted on any future use of the parcel? Mr. Cullinan responded, 'no.' 4) The GLAM analysis that was paid for in 2022 and 3.5 acres away from meeting the 1.5% the requirement for subsidized housing. How come the Coast Guard Housing was only listed and Greystone was omitted. Mr. Rauworth responded that the Town is not bound by the omissions and agree with your review. 5) Chapter 40B was enacted in 1969, how many developers have built unfriendly or 40B developments? Ms. Capano responded, 'zero.' Mr. Rauworth further commented that this has happened in other communities and Nahant should be concerned with any unfriendly development. 6) Follow-up question to Ms. Roy's on Spring Road properties. Ms. Macarelli asked about monies, \$45,000 already being spent on improvements. The town would not tear them down now. The Chair emphasized that if a modernization project were to occur on properties where improvements were recently completed, efforts can be done for example new windows to re-purpose for that new project or another project. Development project will look to re-use materials when recent upgrades have occurred. 7) Would the Town vote on how the land on High Street is used as extension for the cemetery or affordable housing. Mr. Cullinan confirmed.
- Dan Sheehan, 40 Valley Road, member of the Nahant Housing Authority and speaking as a resident. Has the Committee considered Veterans housing. Mr. Sheehan provided the following data points: there are 48 units of public housing which accommodates 4 Veterans. The Committee should consider homelessness in the veterans' community and two cases of homeless Nahant Veterans. An additional historical item, the houses-built on Spring Road and Emerald Road were built after World War II as Veterans housing and the Town took over the properties in 1980's transferred to the Nahant Housing Authority. Have you considered Veteran's housing in the plan. Mr. Cullinan responded that earlier in the Committee's work Veteran's housing was discussed. Mr. Cullinan also grew up in Veteran's housing on Spring Road and believes we can include a bylaw for Veterans' preference, Residents preference and Nahant employee preference for a future development. Ms. Capano agreed with Mr. Cullinan's comments on establishing a bylaw related to preference to use with developers. Mr. Walsh added that the Committee can see if there is available funding through Congressman Moulton's office. Mr. Sheehan responded that, "we" have looked into this, but we do not have a plan and most of those appropriations require reviews with consultants and data needs to be compiled to demonstrate the need. Ms. Capano shared that the Housing Needs Assessment completed earlier this year has the data of the housing needs of the Town and what needs to be extrapolated is the number of Veterans where this would be applied. As an observation, the CGH is a distraction. Mr. Sheehan asked about Greystone Road properties and considered them as two properties and two development opportunities. The Chair was open to the feedback and improving development opportunities at this location.

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- Cassandra Roy, 42 Spring Road. Asked why Spring Road were circled on the map and [MAPC] was misinformed that there was strong public support for those locations. The Chair stated that material used from a meeting a few weeks ago illustrating locations. The Chair also stated that these locations will eventually run out of life and will need to be modernized and the town will need to be planned for. Ms. Roy referencing the survey that there was public sentiment that was not in favor or expanding these locations. Mr. O'Reilly stated these locations were not a priority. Ms. Cullinan stated these were a low priority for re-development and the town and Housing Authority will need to think about a better development in this location.
 - Kerry Collins, 22 Breezy Hill Terrace. The committee has not cut the list down and felt Spring Road was a low priority. The K of C and Church are still under consideration as well as Bass Point. She expressed that the public may seem confused. Mr. Rauworth stated the Church is not and the Country Club is still under consideration. The Chair stated that some properties were removed from consideration such as the K of C, the Bayside, the Dump site and Flash Road. For the Church, we would remove the Church but consider the site where the rectory is located. Ms. Collins asked if the Coast Guard Housing (CGH) is on the list and believe that Ms. Cullinan is not supportive of the recommendation. The Chair stated if the town can pay off the loan and hold some of the property back for development - Goddard Drive - and the hope is the Board of Selectman will accept this recommendation. Ms. Collins asked about the upcoming Special Town Meeting. The Chair provided that the Special Town Meeting and the vote is about additional funding to remediate the land and clean up and sell the lots. The housing plan is not presenting at the Special Town Meeting. Ms. Collins stated that if CGH is in the housing plan does that mean the town supports saving the land and the Selectmen would support this. Mr. Cullinan stated he will support Town Meeting vote and if the Town wants to rescind the current action for CGH and do something else. Ms. Collins does not support giving more money to clear the land and believes that the town will sell the land quickly thus eliminating the opportunity for some of the land to be considered for affordable housing.
 - Enzo Barile, 2 Sunset Road. Mr. Barile asked to clarify the vote for 2021. The Chair stated that the vote for the CGH authorized the Board of Selectmen to sub-divide the property and sell as individual house lots. Mr. Barile stated Mr. Cullinan and the BOS do not have to sell. Mr. Barile stated that the lots should be cleared and should be sold and done within two years and limit the floor area ratio according to the vote that was taken. Mr. Barile stated when he was on the Board of Selectmen, there was an RFP sent out and one developer responded. The town has waited 30 years to make a profit. Mr. Cullinan provided further feedback clarifying Mr. Barile's statements. Town Meeting authorized the BOS to sell the lots and pay off the debt and if Town Meeting decided otherwise, we would consider this. Mr. Barile also stated at prior meetings and from the Town Administrator that the BOS would sell enough lots to pay off the debt and use the rest of the properties for affordable housing. Mr. Barile stated Mr. Cullinan is correct and the Town did not vote to funding expansion and was voted on at a Town Meeting 3 or 4 years ago. Mr. Cullinan stated there was not a Town Meeting nor had it been voted on.
 - Shelia Hambleton, 17 Kenny Avenue. Related to High Street and Greystone Road recommendation, Ms. Hambleton mentioned that this location had been identified as cemetery expansion and lots sold. The Chair stated she was unaware of lots being sold in the proposed cemetery expansion location on High Street. Mr. Cullinan stated this location has been considered for cemetery expansion and some part of the property on High Street can be considered while the lower part Greystone Road) be used for affordable housing and nothing has been sold or agreed to.

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9. Adjournment

The Chair motioned to adjourn the meeting. Mr. Rauworth moved the motion and was seconded by Mr. Walsh.

Roll-call vote was taken:

Mr. Cullinan – Yes	Mr. Rauworth - Yes	Ms. Spencer - Yes
Ms. Capano – Yes	Ms. Karras – Yes	Ms. Reis – Not present
Mr. Walsh - Yes	Mr. O'Reilly - Yes	Mr. Wilson – Not present

The meeting ended at 8:33 PM.

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Respectfully submitted as approved at the October 5, 2023, Housing Production Plan Advisory Sub-committee Meeting.

By: *Michelle Capano, Chair*

