

AFFORDABLE HOUSING TRUST

MEETING

PACKET

TUESDAY

JANUARY 19, 2021

1pm

*via Zoom*¹

¹ ZOOM MEETING INFORMATION –

Link: <https://zoom.us/j/91417677943?pwd=RE1pYkhsdkE0Ql1RklmczdaWGF3QT09>

Meeting ID: 914 1767 7943

Passcode: 801427



TOWN OF NANTUCKET

Pursuant to MGL Chapter 30A, § 18-25
All meeting **notices and agenda** must be filed and time stamped with the
Town Clerk's Office and posted at least 48 hours prior to the meeting
(excluding Saturdays, Sundays and Holidays)

RECEIVED

2021 JAN 14 AM 10:28
NANTUCKET TOWN CLERK
Posting Number:T 042

Committee/Board/s	AFFORDABLE HOUSING TRUST
Day, Date, and Time	TUESDAY, JANUARY 19, 2021 1:00PM
Location / Address	REMOTE PARTICIPATION VIA ZOOM (See Below) Pursuant to Governor Baker's March 12, 2020, Order Regarding Open Meeting Law (Attached). THE MEETING WILL BE AIRED AT A LATER TIME ON THE TOWN'S GOVERNMENT TV YOUTUBE CHANNEL AT https://www.youtube.com/channel/UC-sgxA1fdoxteLNzRAUHIxA
Signature of Chair or Authorized Person	ELEANOR W. ANTONIETTI LAND USE SPECIALIST
WARNING:	IF THERE IS NO QUORUM OF MEMBERS PRESENT, OR IF MEETING POSTING IS NOT IN COMPLIANCE WITH THE OML STATUTE, NO MEETING MAY BE HELD!

AGENDA FOR 1-19-2021

(Subject to change)

www.nantucket-ma.gov

JOIN ZOOM MEETING:

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Purpose: To discuss business as noted below. Electronic copies of the complete text, plans, application, or other material relative to each agenda item are available per request by email to ecantonietti@nantucket.ma.gov. Please email to request a paper copy and you will be given a time to retrieve from a Drop Box outside the Planning Office at 2 Fairgrounds Road between the hours of 8:30 AM and 4:30 PM. Access to the Planning Office is not permitted until Governor Baker's order is lifted to allow the office to be open to the public.

Trust Members: Brian Sullivan (Chairman), Brooke S. Mohr (Vice Chair), Penny Dey, Kristie Ferrantella, Reema Sherry, Allyson Mitchell, Dave Iverson

PLEASE LIST BELOW THE TOPICS THE CHAIR
REASONABLY ANTICIPATES WILL BE DISCUSSED AT THE MEETING

I. CONVENE in Open Session via Zoom

II. APPROVAL of Agenda

III. APPROVAL of the Minutes

Pages 8 - 17

- January 5, 2021

IV. Covenant Formation Assistance Program Application (CFAP)

Pages 19 - 26

- 4 Hull Lane – Juanita Vernal & Junior GIL

Pages
28 - 40

V. Habitat Request for Additional \$85k Toward 31 Beach Grass Duplex

VI. Housing Production Plan – UPDATE

Pages
42 - 49

VII. 7 Amelia Drive Discussion

VIII. Financial Discussion

IX. RFP UPDATE

X. Other Business

- **Next Meetings**
 - Special February meeting: Tuesday, February 2, 2021 at 1:00pm
 - Regular February meeting: Tuesday, February 16, 2021 at 1:00 pm

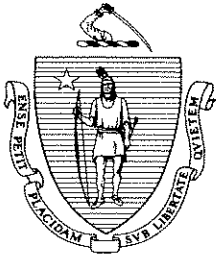
XI. PUBLIC COMMENT (for items not otherwise on the agenda)

XII. BOARD COMMENTS

XIII. Executive Session, Pursuant to MGL C. 30A § 21(A)

- Purpose 6: To consider the purchase, exchange, lease or value of real property where an open meeting may have a detrimental effect on the negotiating position of the public body.

XIV. Adjourn



OFFICE OF THE GOVERNOR
COMMONWEALTH OF MASSACHUSETTS
STATE HOUSE • BOSTON, MA 02133
(617) 725-4000

CHARLES D. BAKER
GOVERNOR

KARYN E. POLITO
LIEUTENANT GOVERNOR

**ORDER SUSPENDING CERTAIN PROVISIONS
OF THE OPEN MEETING LAW, G. L. c. 30A, § 20**

WHEREAS, on March 10, 2020, I, Charles D. Baker, Governor of the Commonwealth of Massachusetts, acting pursuant to the powers provided by Chapter 639 of the Acts of 1950 and Section 2A of Chapter 17 of the General Laws, declared that there now exists in the Commonwealth of Massachusetts a state of emergency due to the outbreak of the 2019 novel Coronavirus ("COVID-19"); and

WHEREAS, many important functions of State and Local Government are executed by "public bodies," as that term is defined in G. L. c. 30A, § 18, in meetings that are open to the public, consistent with the requirements of law and sound public policy and in order to ensure active public engagement with, contribution to, and oversight of the functions of government; and

WHEREAS, both the Federal Centers for Disease Control and Prevention ("CDC") and the Massachusetts Department of Public Health ("DPH") have advised residents to take extra measures to put distance between themselves and other people to further reduce the risk of being exposed to COVID-19. Additionally, the CDC and DPH have advised high-risk individuals, including people over the age of 60, anyone with underlying health conditions or a weakened immune system, and pregnant women, to avoid large gatherings.

WHEREAS, sections 7, 8, and 8A of Chapter 639 of the Acts of 1950 authorize the Governor, during the effective period of a declared emergency, to exercise authority over public assemblages as necessary to protect the health and safety of persons; and

WHEREAS, low-cost telephone, social media, and other internet-based technologies are currently available that will permit the convening of a public body through virtual means and allow real-time public access to the activities of the public body; and

WHEREAS section 20 of chapter 30A and implementing regulations issued by the Attorney General currently authorize remote participation by members of a public body, subject to certain limitations;

NOW THEREFORE, I hereby order the following:

(1) A public body, as defined in section 18 of chapter 30A of the General Laws, is hereby relieved from the requirement of section 20 of chapter 30A that it conduct its meetings in a public place that is open and physically accessible to the public, provided that the public body makes provision to ensure public access to the deliberations of the public body for interested members of the public through adequate, alternative means.

Adequate, alternative means of public access shall mean measures that provide transparency and permit timely and effective public access to the deliberations of the public body. Such means may include, without limitation, providing public access through telephone, internet, or satellite enabled audio or video conferencing or any other technology that enables the public to clearly follow the proceedings of the public body while those activities are occurring. Where allowance for active, real-time participation by members of the public is a specific requirement of a general or special law or regulation, or a local ordinance or by-law, pursuant to which the proceeding is conducted, any alternative means of public access must provide for such participation.

A municipal public body that for reasons of economic hardship and despite best efforts is unable to provide alternative means of public access that will enable the public to follow the proceedings of the municipal public body as those activities are occurring in real time may instead post on its municipal website a full and complete transcript, recording, or other comprehensive record of the proceedings as soon as practicable upon conclusion of the proceedings. This paragraph shall not apply to proceedings that are conducted pursuant to a general or special law or regulation, or a local ordinance or by-law, that requires allowance for active participation by members of the public.

A public body must offer its selected alternative means of access to its proceedings without subscription, toll, or similar charge to the public.

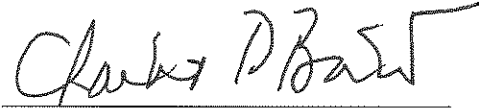
(2) Public bodies are hereby authorized to allow remote participation by all members in any meeting of the public body. The requirement that a quorum of the body and the chair be physically present at a specified meeting location, as provided in G. L. c. 30A, § 20(d) and in 940 CMR 29.10(4)(b), is hereby suspended.

(3) A public body that elects to conduct its proceedings under the relief provided in sections (1) or (2) above shall ensure that any party entitled or required to appear before it shall be able to do so through remote means, as if the party were a member of the public body and participating remotely as provided in section (2).

(4) All other provisions of sections 18 to 25 of chapter 30A and the Attorney General's implementing regulations shall otherwise remain unchanged and fully applicable to the activities of public bodies.

This Order is effective immediately and shall remain in effect until rescinded or until the State of Emergency is terminated, whichever happens first.

Given in Boston at 6:40 PM this 12th day of
March, two thousand and twenty.

A handwritten signature in black ink, appearing to read "Charles D. Baker". The signature is written in a cursive style with a large, sweeping "C" and a distinct "B".

CHARLES D. BAKER
GOVERNOR
Commonwealth of Massachusetts

NAHT MEETING

1/19/2021

AGENDA ITEM III.

DRAFT MINUTES for Meeting on:

- *January 5, 2020*

NANTUCKET AFFORDABLE HOUSING TRUST

~~ MINUTES ~~

Tuesday, January 5, 2021

Remote Meeting *via* Zoom – 1:00 pm

Trust Members: Brian Sullivan (Chair), Brooke Mohr (Vice-Chair), Penny Dey, Kristie Ferrantella, Reema Sherry, Dave Iverson, Allyson Mitchell

ATTENDING MEMBERS: Brian Sullivan, Brooke Mohr, Penny Dey, Reema Sherry, Dave Iverson, Kristie Ferrantella, Allyson Mitchell

LATE ARRIVALS: Penny Dey ^{1:08pm}

EARLY DEPARTURES: Penny Dey, Kristie Ferrantella, Allyson Mitchell ^{3:40pm}

STAFF IN ATTENDANCE: Tucker Holland (Housing Specialist); Ken Beaugrand (Real Estate Specialist); Eleanor Antonietti (Land Use Specialist)

Public Present on Zoom: Anne Kuszpa (Housing Nantucket); Renee Ceely (Nantucket Housing Authority) Tobias Glidden, Julie Lindner & Anna Day (ACK Now); Mickey Perry; Susan Campese (NILB); Curtis Barnes; Lizza Obremski; Howard Dickler; Dave Armanetti (Richmond Great Point); Justin Quinn; Meghan Perry; Peter Hoey; Marian Wilson (NILB)

I. Call Meeting to Order

Brian Sullivan called the meeting to order at 1:04 pm

Brian Sullivan announced that this Open Meeting of the Nantucket Affordable Housing Trust is being conducted remotely via Zoom, consistent with Governor Baker's Executive Order of March 12, 2020, due to the current State of Emergency in the Commonwealth due to the outbreak of the "COVID-19 Virus."

II. Approval of Agenda

Reema Sherry **moved to approve the agenda.** Kristie Ferrantella seconded the motion.

ROLL CALL of those participating:

1. Brooke Mohr Aye
2. Kristie Ferrantella Aye
3. Reema Sherry Aye
4. Allyson Mitchell Aye
5. Dave Iverson Aye
6. Brian Sullivan Aye

Agenda adopted by **UNANIMOUS** consent.

III. Approval of the Minutes

▪ December 15, 2020

Brooke Mohr **moved to approve the Minutes for the meeting on December 15, 2020.** Dave Iverson seconded the motion.

ROLL CALL of those participating:

1. Brooke Mohr Aye
2. Penny Dey Aye
3. Reema Sherry Aye

4. Kristie Ferrantella Aye
5. Allyson Mitchell Aye
6. Dave Iverson Aye
7. Brian Sullivan Aye

Minutes adopted by unanimous consent.

IV. Housing Production Plan – UPDATE

- **Webinar #1 – Tuesday, January 12th 4:00 – 6:00pm**
- **Webinar #2 – Tuesday, March 23rd 4:00 – 6:00pm**

Tucker HOLLAND circulated draft of Ad that will appear in Inquirer this week. He is seeking comments to be incorporated. He is excited to be kicking off process. There will be community wide survey going out in conjunction with this Webinar. Will be translated into Spanish and Portuguese. He is hoping for broad participation.

Brian SULLIVAN asks Tucker to explain for members of public why we are doing Housing Production Plan (“HPP”).

Tucker Holland explains requirements for every municipality. They need updating every 5 years. This one runs until October 2021 so we have been planning to conduct this process and intend to submit new plan in May in advance of expiration. Explains many benefits. Roadmap for community on how to address year-round (“YR”) housing need. Having an approved HPP re. Ch. 40B halves required number of units needed to get a year of Safe Harbor on way to meeting 10% State requirement. This is a community product. Very important that we hear from everyone in order for this be successful. There will be many opportunities for folks to give thoughts. March is when consultants will have assembled with the Trust their draft recommendations. We will be seeking feedback before it goes to Planning Board and Select Board (“SB”) on its way to being submitted to the State.

Brooke MOHR wants something BOLD and catchy at top of ad that tells people how their voice can be heard.

Reema SHERRY it can be pared down to less words. It should also say that this is an update, not a creation of a plan. She will go over and get back to Tucker. Agrees with Brooke that this is good opportunity to let people know that they can get involved. We want to encourage wide participation. Kristie FERRANTELLA suggest a shorter URL or QR code to simplify registration to encourage participation.

Brian Sullivan we should capitalize on posting existing HPP and make easy to access if we are driving traffic to website.

Reema Sherry that is easy to find on our website.

Brian Sullivan mentions that a member of public asked that we post things related to a given agenda ahead of time.

Tucker Holland if Jenn has a deck available before he will make available.

IV. RFPs UPDATE & APPROVAL

Tucker Holland we put out RFP last summer. It was heavily promoted and advertised with responses due at end of October. Under Neighborhood First program, this was intended to catch proposals that might run across all 3 of Neighborhood First Advisory Committee’s recommended strategies which were adopted by the Trust and SB. There was limited response. Trust has discussed reissuing new RFP to see if we would garner more interest. We are planning to target these RFPs toward each of individual strategies. Today we are looking at the pocket development strategy. At the meeting on 1/19, we will be looking at the RFP for disbursed site purchases and development strategies. Today is primarily about getting comments from the Board. Our intent is to incorporate comments to adjust the document accordingly so that Procurement Department can issue this next week.

NO COMMENTS from Board.

Brian Sullivan we have spent a lot of time on this. Any questions from the public?

NO QUESTIONS

Brooke Mohr made the **MOTION** to **approve the RFP as drafted subject to any final revisions** from Town Counsel Procurement and Staff. Dave Iverson seconded the motion.

ROLL CALL of those participating:

- | | |
|------------------------|-----|
| 1. Brooke Mohr | Aye |
| 2. Penny Dey | Aye |
| 3. Reema Sherry | Aye |
| 4. Kristie Ferrantella | Aye |
| 5. Allyson Mitchell | Aye |
| 6. Dave Iverson | Aye |
| 7. Brian Sullivan | Aye |

Motion adopted by unanimous consent.

VI. 7 Amelia Drive – PRELIMINARY DISCUSSION

▪ Potential Land Bank donation of building at 15 Commercial Wharf and moving cost

Tucker Holland we acquired jointly with the town a vacant lot at 7 Amelia last year. This has always been intended to provide part of the lot as a connector between Amelia and Waitt Drives, leaving 2/3 to develop housing. We were approached by the Land Bank (“NILB”) in connection with an acquisition recently made of property on Commercial Wharf. They are willing to donate that building and expense of the move. Ken and he have walked through and found it in good condition. They feel it would suit that site very well. They have reached out to Matt MacEachern for help in assessing the site for the move. He is seeking initial feedback from this Trust about this opportunity.

Brian Sullivan asks what are bedroom (“BR”) count and dwelling size.

Tucker Holland it is presently office space on 1st floor with 1-BR apartment and a loft on 2nd floor. We would use the existing residential apartment. We would need to decide if we would convert the 1st fl. to residential space. We can have up to 4 apartment style units on that site. Matt will assess how it will work cohesively and what is possible.

Brian Sullivan thanks NILB.

Reema Sherry asks what the ceiling heights are.

Tucker Holland Ceiling in loft area is in the peak but felt adequate elsewhere.

Reema Sherry this fits nicely with our goal to do mixed commercial and residential spaces on that property.

Brian Sullivan the zoning does allow for the 4 units to be created. Asks if moving this building there would hinder creation of 3 additional units. If so, could we move this to a Covenant lot that we could purchase and turn it into an 80% Area Median Income (“AMI”) unit. Sounds like it would work well that way. Wants to figure out a way to repurpose it suitably.

Tucker Holland do not want to sacrifice unit count in order to use this unit. If it does not fit property, there may be another more appropriate site.

Brian Sullivan asks Housing Nantucket to identify opportunities that would allow us to properly repurpose this building.

Brooke Mohr would appreciate if NILB had flexibility on timing so we have time to find best spot.

Tucker Holland they are hoping to have this moved by summer 2021 and there is a growing list of people who would take it. It is a beautiful building. They will work with us but are expecting us to make determination in short order.

Anne Kuszpa explains that Housing Nantucket was offered the building. They declined because of

cost of moving is high due to challenges of the structure. She is happy to share her experience of moving houses with Tucker.

Tucker Holland will be coming back at next meeting with more information.

VII. Financial DISCUSSION

Tucker Holland we are working with Town Administration and the SB on funding for this and future years. We are seeking Trust input on a few different areas. We were awarded roughly \$25 million along with other grants over last few years to address housing need and in particular at the forefront has been the goal of getting into Safe Harbor and maintaining status on way to meeting 10% requirement. There have been several efforts and commitments in this area. Looking ahead, we need to assess what financial resources we will require in order to meet further objectives that cannot be fully met with existing funding. Ken and he are looking for Trust views on how we might view subsidies for a particular development, such as 135-137 Orange St. Although the site allows up to 32 units, for this exercise we will say up to 24. How the project gets funded and developed at affordable levels is material to what our financial needs. If we want to do something in 6 Fairgrounds (“6 FG”) model where we contribute land but it is on developer’s shoulders to finance construction, the only financing vehicle that would potentially make it all work is the Low Income Housing Tax Credits (“LIHTC”) program. Challenge with that is it takes 20 units to reach the threshold where we would be considered for an award. 24 units equates to 1 year of Safe Harbor. Virtually 100% of those units would have to be restricted at 60% AMI in order to qualify. Asks group if that model interest or do we want to develop mixed income properties to include 110% and market rate units. If the latter, then that will take local subsidies to work. We need to figure out our approach to Orange St., the old Fire Station and others. Understanding Trust’s views is central to the kind of funding we are going to need. Do we want to implement down payment assistance? That would involve \$100,000 per unit in order to help 100 families, or \$10 million.

Ken BEAUGRAND we have figured out way to spend \$25 million fairly quickly. The units that we have acquired need to be built out. The model that we are looking at is to have them be at different income levels. With 31 Orange St., we will need anywhere from \$5-8 million to do it right. We need to figure out where the funding will come from. We need to plan where we will get additional funding. Penny DEY asks if we going to be building because she understood that we were bidding these projects out to developers.

Tucker Holland we are not planning to be the developer. The question is the subsidy for the developer or the non-profit doing the build out.

Penny Dey so the Town would step in to act in lieu of state tax credits. Is that a Town decision?

Tucker Holland Town would look at the Trust to fund that type of activity

Brian Sullivan it would be our recommendation to the SB. It comes down to time management of the SHI (Subsidized Housing Inventory) list and maintaining Safe Harbor. There is an unquestionable need that runs from 60-200%. We cannot satisfy all the need because. Asks what is a realistic expectation of working through a tax credit project, assuming no legal holdups, and when would we be producing units on a comprehensive plan to qualify for SHI list and Safe Harbor

Tucker Holland 6 FG has gone through all legal issues and is cleared for applying for tax credits which are very competitive. The State gets allocation from federal government and then they determine which projects get money. Normally, you do not receive an award the first year you apply. Typically, it takes 2 applications to receive an award. The award letter is the magic date of when they count on SHI list. State will only give an award to a shovel-ready project. So 6FG checks the box of having gone through it once. Project submitted for preapplication round in the fall and is invited to submit application this winter. We are cautiously optimistic that it will get an award. Having the MassWorks award for construction of Waitt Dr. seems to be a good harbinger of State support for the project. It

might get an award in May or July 2021 and would contribute a new 2-year period of Safe Harbor at that point. If we wanted to do Orange St. as a tax credit project, we would put out RFP and identify a developer and go through permitting processes. If everything went just right, you might be able to time it to coincide with end of the 2-year period gained with 6 FG. There are no guarantees. Getting awards two consecutive years is optimistic. Relying on tax credit program is rolling the dice.

Brian Sullivan based on number of units needed to apply for tax credit project, do we see opportunities to have 20 units in one project again? We need to take that into consideration.

Brooke Mohr in terms of funding the Trust, cannot predict landscape in next few years. Without a steady funding stream, we are limited in responding to multitude of factors that we weigh. We could decide that a project is suited to be structured as a tax credit project. Our strategy has to have mixed level income. Matching with LIHTC financing means we are skewing to lower income. Having steady funding stream allows us to be flexible as landscape changes with DHCD and community attitudes. Loves idea of mixed income multi-unit development but does not want to preclude other options if we put all eggs in LIHTC basket. That is why she is supporting steady funding stream for the Trust so we don't have to do LIHTC when it is not appropriate.

Dave IVERSON we risk creating a much greater need in the missing middle if we go down that LIHTC path. Anything above 80% AMI is as much needed as below. With proper funding stream we can address every level.

Reema Sherry relying on tax credits puts us in jeopardy with Safe harbor because it will slow down projects. We are a Fund. We need funding.

Allyson MITCHELL this is an excellent chance to develop operational plan and blueprint so we don't miss good opportunities.

Brian Sullivan asks Tucker if he has what he needs.

Tucker Holland we have preliminary discussion with Libby, Brian, and a few others so this will help with that.

Brian Sullivan the timing of whether a given project needs to be ready in 2 or 4 years is important factor.

Tucker Holland Agrees with Reema's assertion that we don't want to rely on LIHTC.

VIII. ACK-Now – PRESENTATION & DISCUSSION

Julia LINDNER backbone of all ACK*Now's research is that there is a connection between investing in long term rentals and housing crisis.

Goes through slide presentation on Pages 37-53 of Packet

Gives background on ACK*Now. There has been great momentum on affordable housing. Hope to help work on problem and find a solution for middle-income families. They began research on Short Term Rentals ("STRs") and have a registry in place since 2019. Compliance is growing. Every time they get an update, the number goes up. Last time she looked we were up to over 2,200 STRs which represents about 20% of housing stock. 80% of STRs are owned by companies or people based off island. 370 STRs are owned by owners who have multiple STRs. We see a growing presence of investors, companies and vacation clubs coming into the market. Airbnb and low interest rates have generated a lot of demand for STR business and Nantucket is desirable market. We know that we have a major growing housing crisis. We are losing 100s of year-round ("YR") homes. The Housing Production Plan ("HPP") is great product.

Goes over chart – Housing Inventory by Tenure.

We know we had a construction boom and we are building more housing units but the YR homes have decreased. The island lost 500 YR homes in 8 years and added 1,100 summer houses and STRs. We know the pandemic has exacerbated the problem. Projecting out that we would lose 1,300 YR homes in next 10 years, basically losing 1 YR home a week and yet we are growing our population.

We see alarming trends. Explains what research has shown in terms of connection between STRs and housing crisis.

Goes through Neighborhood Case Studies in Miacomet and Tom Nevers West.

We see some homes purchased from YR residents and converted to STR but not undergoing improvements. Others are being vastly improved to outpace YR resident. Cost to community from loss of YR housing has been passed down to those in need. Attracting and retaining staff is a challenge. Any profits are not staying on island. We have focused on impacts beyond housing, such as the fairness issue re. taking business away from inns and B&Bs which are highly regulated. These are businesses operating in residential neighborhood. We have heard from many people who are severely impacted. How do we craft a bylaw that could be a solution? Need a more sustainable community going forward to give competitive edge to first time home buyers. Our goal is not to turn the faucet off but to turn it down to minimize impact. Researched how other states regulate and legalize STRs. Nantucket has power to do so. More Massachusetts municipalities are doing this with Boston and suburbs leading this effort. Gives examples from other resort destinations. Nantucket has several tools available such as bans or caps, limits on duration and frequency. She explains proposed Bylaw addressing vacation rentals by homeowners with goal to protect housing & neighborhoods.

Tobias GLIDDEN we have come far with Neighborhood First. We are talking about long term solutions.

Penny Dey asks where these people are living if the number of YR units is decreasing and yet YR population is growing.

Julie Lindner according to the trends highlighted by the Nantucket Data Platform study, people are cohabitating. Not sure we have strong data to answer that.

Penny Dey when we talk about previously YR occupied homes, many of the people who chose to sell those properties did so for variety of reasons. No one is forcing people to sell. Need to be careful about talking about rental properties “owned by businesses”. Many people own in LLC form. Interested in seeing if there are multiple DUs on a given property where there is a rental.

Julia Lindner Good point on LLCs. How we judge whether it is investor owned or a business is not whether it is an LLC. That protects homeowner if someone is hurt on the property. It is whether or not the home is not really being lived in. We have done a lot of data scraping on the intensity of the STR. The multi-dwelling is good point. She will have to come back as they do have information on that.

Penny Dey your article is predicated on what you are calling commercial use in residential district. Why don't you change the definition of residential in the Zoning Bylaw. Right now we have all the rights of ownership, including renting out, except that of disposition.

Julie Lindner we are not allowed to have transient accommodations or time shares.

Allyson Mitchell She grew up here and has observed the negative trend. She cannot compete to buy a home in this market. This is one of many reasons that it is challenging to become a homeowner. We know that an administrator or firefighter cannot compete with summer people.

Brooke Mohr asks if this bylaw will have enough positive impact on reducing flow of properties from YR to STR usage to balance with corresponding reduction in STR revenue. It is a balancing act. She lives in a neighborhood that is turning over rapidly.

Julia Lindner The Trust is looking for funding source with STR tax. We need to build the revenue into the Trust's budget. She would be leery of tying this to fluctuating funding source like local receipts directly. 85% of our budget comes from property taxes and 15% comes from local receipts. Roughly together we can afford certain things and the Trust has to fit in that pie. Concern that tying it directly to the STR tax would effectively create an unhealthy dependency.

Reema Sherry asks about residential exemption. Is that only on a home that is occupied by a Nantucket resident so that you could rent your 2nd DU or if you owned a property that you don't live in, would

that be exempt?

Julia Lindner if the home is a Nantucket resident's property where you live, it's exempt. If you rent a property where you do not live there, that would be limited to 45 days per year. We are trying to protect YR neighborhoods.

Brian Sullivan asks if she has a breakdown of how many businesses owned the 370 houses identified as business owned. Is it 50 or 200?

Julie Lindner We did not identify them. The State pre-identified them as by and large off island owners. Can get the exact breakdown.

Brian Sullivan would like that. If this article passes, the free market will have to reprice itself which will reprice assessed homes. Has a concern about downstream impact on revenue receipts. There are large number of businesses that make profit after summer ends. Reduction of available "room nights" and vacation money spent on island is a concern. Does she have occupancy rate information for September and October to see if they can absorb demand of what would disappear in STR market.

Julia Lindner there really would be no impact to the property tax revenue in terms of what the Town is allowed to collect under Proposition 2 ½. She gives example. Even though we have had some bad years and assessed values decreased, the revenue the Town has continues to grow at 2 ½ % per year.

Brian Sullivan Even if we are collecting same revenue each year, the burden of who is paying it will have to be adjusted.

Tobias Glidden important to realize that our conversation is about affordable housing. The Town has done a lot to increase residential exemption from 20-25% with flexibility to go up to 30%. About 85% of property Taxes are paid by investors and summer home owners. If there were a real change in how property taxes are calculated, it would still be significantly lower for YR.

Brian Sullivan what about YR resident trying to sell a home?

Tobias Glidden there is a strong market. The role of Trust should be about concern of encouraging affordability rather than broader Town concerns. If we want to address low and middle income housing needs, we need carrot and stick approach. Just focusing on getting more funding will not be productive. If we do nothing, serious impacts. Points out that the Town spent \$7,000,000 with \$4 million spent on roads and the other \$3 million spent on repaving Lovers Lane which has 3 new pools on it. We need to readjust the scales.

Lizza OBREMSKI was asked to join in by Anna Day. Thinks everyone is living illegally to answer Penny's question. She is a prime example of someone who grew up here who has been in housing crisis over and over again. Important to talk to the people who need housing. Outreaching and connecting is so important.

Brian Sullivan would love to have her input through HPP process. Asks her to join us to give us her perspective.

Tucker Holland Thanks Lizza for her input and ACK*Now for being here and initiating this discussion.

Brian Sullivan thanks them and encourages everyone who is present to continue to join meetings and forums.

Tobias Glidden we are all working to growing a sustainable thriving YR community.

IX. Land Bank Article – PRESENTATION & DISCUSSION

Brian Sullivan this is a private citizen article brought to us by Brooke Mohr.

Brooke Mohr our community needs to have challenging conversations to address the landscape of housing problems at all income levels. Put forth article that proposes to divert NILB revenue to create a steady funding stream for us. We continue to advocate at State House to get Housing Bank Bill through legislature. A Home Rule Petition has to be converted to legislative proposal at State House to institute additional ½ % transfer fee. We have been trying to get this passed since NILB was created.

We have advocated very hard for long time. Reality is that it has been a dead-end year after year. Powerful lobbying groups have made it a non-starter. General push back from Massachusetts Board of Realtors and question of the fact that we have a transfer mechanism in place have made this a frustrating process. Our delegation has advised this route. We were reluctant because this is a much harder to promote at local level. We are talking about taking one resource from one organization to be shared with another. The crisis is simmering to a boil. We need a steady funding stream that we can rely on for funding and flexibility. One SB cannot encumber another SB so it's a budget debate year on year which makes our task impossible. Asking community to have this conversation about how we can find a reliable funding stream to do long overdue work. Take 1/4 of their revenue to help us get the job done. This contemplates delayed implementation and certification of NILB's debt and their ability to continue to service that debt. We are not asking for this in perpetuity. This article will be filed with 125 signatures. Getting community support. One tool in toolbox. Need to have comprehensive conversation about all the tools.

Dave Iverson exciting that we are having discussion and positive things will come out of it. Partnering with NILB in some way is good. He likes that this article will force the community to have the discussion.

Reema Sherry signed this as a citizen. Viable solution for 20 years. Asks if it could be transformed into something else at Beacon Hill because she is concerned they could morph it into something we don't want.

Brooke Mohr She did reach out to Legislative Delegation about this. Points out that NILB's Enabling Legislation has been amended 10x since inception. Compelling reasons that they have asked for these changes over the years. Based on what she heard from Dylan Ferandes, it is unusual for a Home Rule Petition to be amended to a degree so as to be unrecognizable.

Allyson Mitchell has been privy to process of assembling this Warrant Article. In awe of amount of work that the strong passionate group of housing advocates has put into it to make sure that it is well rounded.

Penny Dey suggests finding out what specifically what those changes to the NILB were. She thinks they were more procedural than substantive.

Brooke Mohr the Enabling Document with all Amendments is available. There are entire sections that are brand new. She can share her marked up version.

Tobias Glidden hopes affordable housing is not an issue in 20 years. Home Rule Petitions take time. If we are going to vote on something at Town Meeting, we can ask Town Administration to fund affordable housing appropriately. Hopes the Trust will take 2-tiered approach. Urges Trust to ask Town for serious allocation. We should be funding housing the way we fund roads. As member of ACK*Now, we have new speaker in the House who seems to be more in favor of affordable housing so Housing Bank might fare better. We support that effort.

Anne Kuszpa What are plans for the money? Do you know how money would be spent?

Brooke Mohr We have a short term goal of maintaining Safe Harbor and getting to our 10%. Our efforts are primarily in rental arena because we can do multi income properties and have them all count. 6FG and what we are contemplating at Orange St. are examples. But we know there is huge need in middle market from Covenant market up to 200% AMI under our enabling legislation. There is huge gap in need that we have not even been able to contemplate addressing while in 40B jail and these will require a lot of money. Community Land Trust would involve significant subsidy per unit with deed restrictions. Down payment assistance is another area we want to do work. Gives a few examples about how this funding stream could be utilized. Having a financial resource allows us to be flexible in marketplace to create what is needed and respond to market conditions over time. We have plans for the Neighborhood First funds which we cannot talk about until the ink is dry. We need to plan for next phase of funding.

Meghan PERRY did send Board an email on December 6th. Did anyone on the Board receive this?
Brian Sullivan thought a reply had been sent by staff.

Meghan Perry No. She will recirculate. Is the Board backing this article as a Board?

Eleanor Antonietti points out that she forwarded Ms. Perry's email when it was received. She will send it again.

Brian Sullivan we have not made a motion. We are getting opinion from Town Counsel about our role in making a recommendation, or not.

Meghan Perry where does this Board feel funds would be cut from NILB and why 25%?

Brian Sullivan The Board is not the proponent of this article. Asks that she direct her questions to Brooke Mohr.

Brooke Mohr The 25% is based on average of \$5 million/year which she estimates that we would need to address housing needs of community. Think this might impact acquisitions but it is a question of relative priorities. They have set aside a lot of land for conservations. We have yet to find a funding stream for our mission. Public policy debate is about relative priorities and what resources are available and how community chooses to spend them. Has the housing crisis elevated to this priority level?

Meghan Perry the NILB is not just about conservation lands. A lot of their properties give back to the community at large. Gives examples. Those priorities need to be taken into account along with affordable housing. How involved would the Trust be in the NILB's affairs? She thinks this is quite a large overreach between the organizations. Have you considered that?

Brooke Mohr there would be no operational interaction between these two boards. It would entail a direct diversion coming off top of each transaction. Any money spent from NILB side has to meet their mission. This would leave both revenue streams unconstrained for each to pursue their separate missions.

Meghan Perry points out that pulling 25% away from the NILB could inhibit them from purchasing desirable properties or donating a building and moving one like proposed today. Doesn't agree that their job is done.

Brooke Mohr She looks forward to healthy debate about this. Moving a house from an NILB property is not the most efficient way to create affordable housing. It's not the NILB mission, although she appreciates their willingness to cooperate on this level.

Peter HOEY as member of Neighborhood First Advisory Committee, he is fully in support of and signed this petition.

Tucker Holland thinks it might not have gotten a response from the Board because it is unclear about who should be answering as it is addressed to SB, NILB, and Trust. Asks that she send along any specific questions for Trust.

Renee CEELY not speaking on behalf of Nantucket Housing Authority. She signed article as private citizen. The idea of using NILB funds is not new. It deserves to be discussed in Town Meeting forum. Meghan's questions are good and deserve to be answered. We all agree that NILB has been doing fantastic job but putting more and more land into conservation is aggravating the problem. We need to debate this on Town Meeting floor.

Meghan Perry do you want me to send another letter or are you comfortable reading the letter she sent on December 7th.

Brian Sullivan we will take existing letter and come back to you.

Tucker Holland we have not heard from Town Counsel yet.

X. Other Business

▪ Next Meeting

➤ Tuesday, January 19, 2021 at 1:00 pm

XI. PUBLIC COMMENT (for items not otherwise on the agenda)

Meghan Perry when you are looking at properties, Mass DEP (Dept. of Environmental Protection) has offered up free PFAS testing for private wells. We are trying to put Nantucket on the list.

Brian Sullivan we are not on DEP list, but you can still apply to get free test.

Meghan Perry they look at communities that have 60% or greater private wells. Nantucket does not have a list of how many private wells. There is a website at DEP.

XII. BOARD COMMENTS

NONE

Penny Dey, Allyson Mitchell, Kristie Ferrantella leave at 3:40pm

XIII. Executive Session, Pursuant to MGL C. 30A § 21(A)

- Purpose 6: To consider the purchase, exchange, lease or value of real property where an open meeting may have a detrimental effect on the negotiating position of the public body.

Specific matter requires confidentiality.

The **MOTION** was made by Brooke Mohr and seconded by Dave Iverson to **go into executive session** to consider the purchase, exchange, lease, or value of real property where an open meeting may have a detrimental effect on the negotiating position of the public body, and not return to open session.

ROLL CALL of those participating:

1. Brooke Mohr Aye
2. Reema Sherry Aye
3. Dave Iverson Aye
4. Brian Sullivan Aye

The motion carried unanimously.

V. Adjourn

Open Session Meeting ended at 3:41pm

Submitted by:

Eleanor W. Antonietti

AHT MEETING

1/19/2021

AGENDA ITEM IV

CFAP APPLICATION –
4 HULL LANE



Nantucket Affordable Housing Trust Fund



Covenant Formation Assistance Program (CFAP) Application

Applicant Name: Juanita Vernal Gil

Applicant Name: Junior Gil

Email Address: Juanannmarile@aol.com

Phone: 508 332 9559

Physical Address: 4 Hull Lane Nantucket MA 02554

Mailing Address: 4 Hull Lane Nantucket MA 02554

Address of Property comprising proposed Covenant Unit: 4 Hull Lane Nantucket

Name of Property Owner: Juanita Vernal-Gil and Junior Gil

Mortgages and/or Encumbrances affecting the Property: Cape Cod Five Bank

For Office Use Only
Date Received:

In signing this application I/we hereby certify that:

- The information contained in this application is true and accurate to the best of my/our knowledge and belief under the full pains and penalties of perjury and understand that perjury will result in disqualification from further consideration
- I/We have read and understand all the general information provided about the CFAP Program and the Nantucket Housing Needs Covenant Program. I/We understand the covenant restriction is a Deed Rider that is recorded on the property at the time of the first transaction into the Covenant Program.
- I/we understand that I will sign a promissory note at the time this application is approved. A mortgage securing repayment of the promissory note will be recorded on my property immediately. I/we understand is my/our obligation to fulfill the repayment terms of the CFAP promissory note.
- I/we understand that the Covenant Transaction Fee, which is a flat fee applicable to every Covenant transaction, is not included in loaned funds and is due at closing.

Juanita V Gil 11-18-20
Signature Date

[Signature] 11-18-20
Signature Date

Submit to Housing Nantucket, 75 Old South Road, PO Box 3149 Nantucket, MA 02584

info@housingnantucket.org

4 Hull Lane - R-10 zoning; 3 DUs

Legend
4 Hull Ln



Google Earth

© 2020 Google

20

ZONING CLASSIFICATION: R-10

MINIMUM LOT SIZE = 10,000 SQ.FT

MINIMUM FRONTAGE = 75 FT.

FRONT YARD SETBACK = 20

REAR YARD SETBACK = 10 FT.

SIDE YARD SETBACK = 10 FT.

GROUND COVER RATIO = 25 %

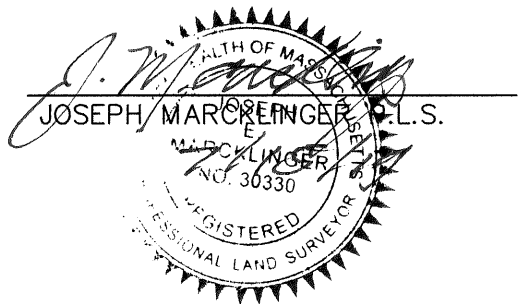
EXISTING GROUND COVER RATIO = 17.06 %

SCALE 1"= 20'



TROTTERS LANE

I CERTIFY THAT THE BUILDINGS
ARE LOCATED AS SHOWN HEREON.



" PLOT PLAN"
NANTUCKET, MA.

4 HULL LANE
(NANTUCKET COUNTY)

SCALE 1 IN.= 20 FT.

APRIL 22, 2015

JULY 15, 2019

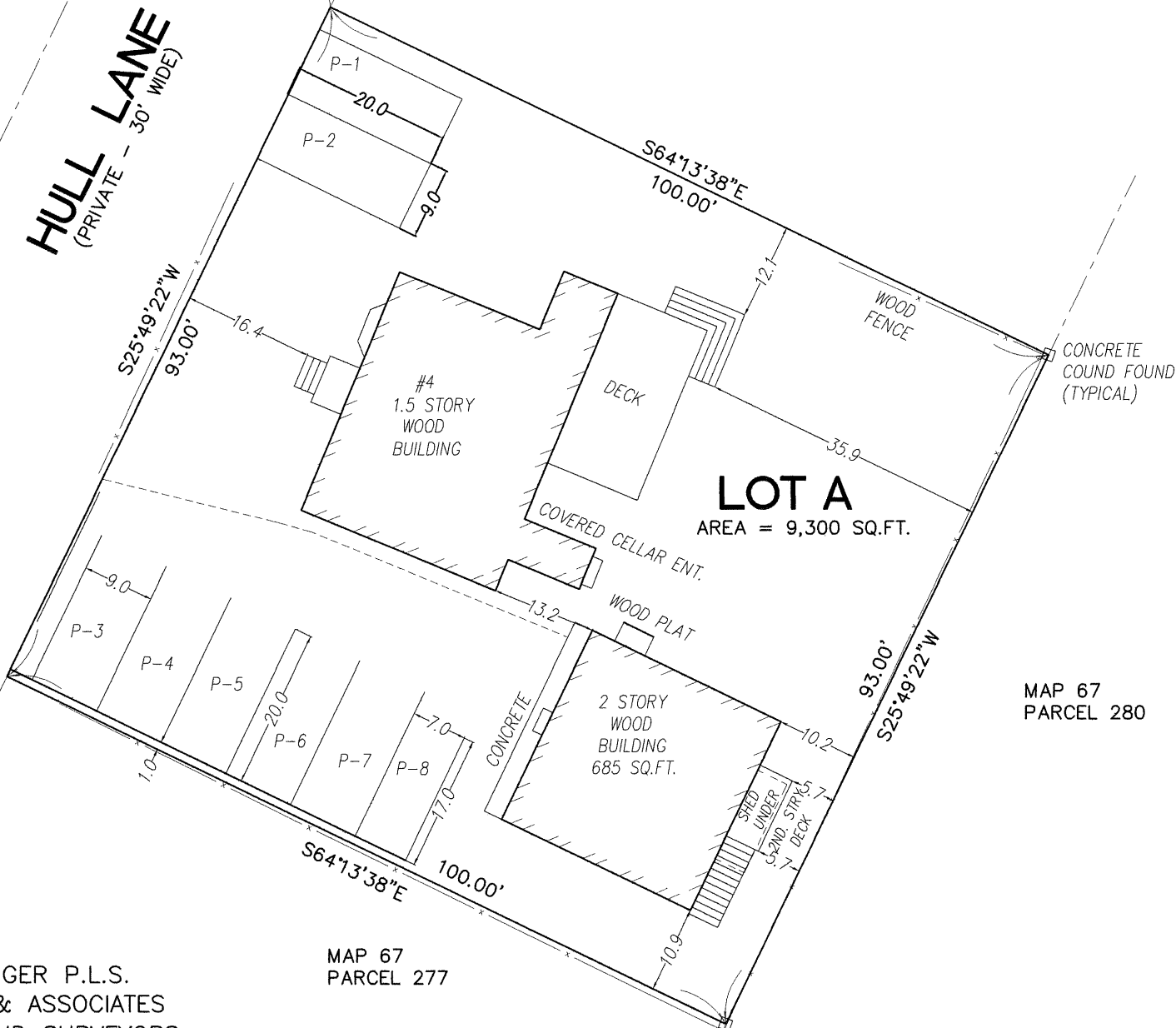
MAP 67, PARCEL 278
DEED BOOK 1401, PAGE 26 PLAN BOOK 17, PAGE 4
PREPARED FOR: JUANITA GIL
CURRENT OWNERS: JOAN MANLEY & JUANITA GIL

PLAN NO. 17, PAGE 4



MAP 67
PARCEL 278

HULL LANE
(PRIVATE - 30' WIDE)

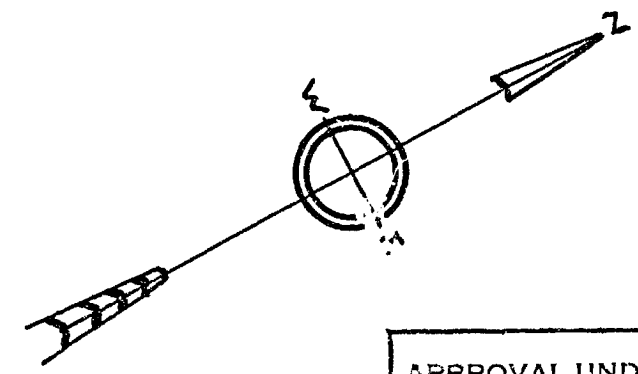


MAP 67
PARCEL 280

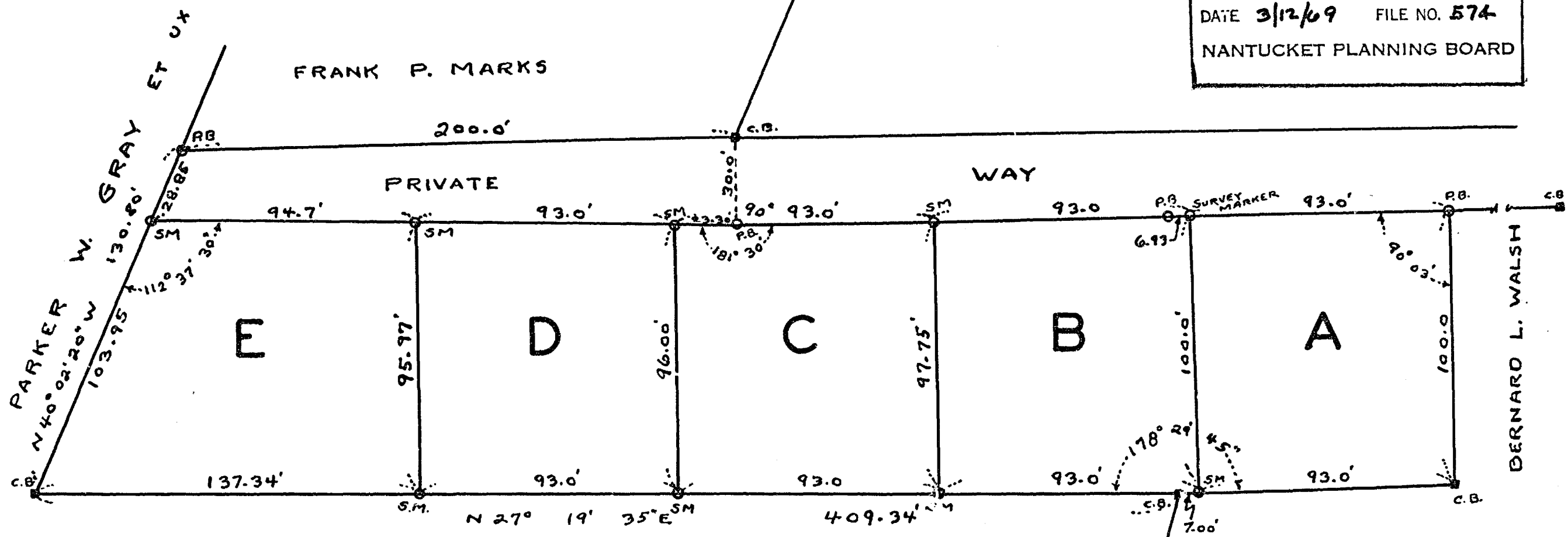
JOSEPH MARCKLINGER P.L.S.
J. MARCKLINGER & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
P.O. BOX 896
NANTUCKET, MA. 02554
(310) 945-7054

MAP 67
PARCEL 277

SUBDIVISION OF LAND OF PHILIP MARKS
 LOT 7 AND LOT 15 DEED 126-14
 MARCH 10, 1969 SCALE 1"=40' JOSIAH S. BARRETT, ENGR.



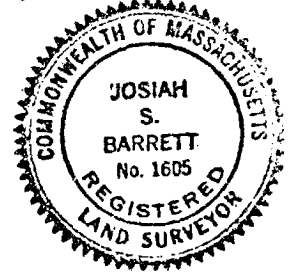
APPROVAL UNDER THE SUBDIVISION
 CONTROL LAW NOT REQUIRED
Albert Rubin
 Chairman AUTHORIZING SIGNATURE
 DATE 3/12/69 FILE NO. 574
 NANTUCKET PLANNING BOARD



PARKER W. AND LORENA M. GRAY L.C. No. 34507A

MICHAEL C. GORDON ET UX

APR 17 1969 2-27 PM
 RECORDED AND ENTERED WITH
 NANTUCKET COUNTY DEEDS BOOK OF
 PAGE NO. 17 PAGE 4
Josiah S. Barrett
 REGISTER





2018 00003573

Bk: 1675 Pg: 179 Page: 1 of 2

Doc: DD 12/12/2018 03:08 PM

MASSACHUSETTS QUITCLAIM DEED

I, **Juanita Vernal Gil**, 4 Hull Lane, Nantucket, MA 02554, for consideration such as not to require deed stamps being an intra-family transfer

GRANT to

Juanita Vernal Gil and Junior A. Gil, 4 Hull Lane, Nantucket, MA 02554, husband and wife as tenants by the entirety as one moiety, my one-half (1/2) interest in said property

with QUITCLAIM COVENANTS,

that certain parcel of land together with all improvements thereon situated in the Town and County of Nantucket, Commonwealth of Massachusetts, known and numbered as **4 Hull Lane**, bounded and described as follows:

NORTHWESTERLY	by a 30-foot wide private Way, Ninety-Three and 00/100 (93.00) feet;
NORTHWESTERLY	by land of Bernard L. Walsh, One Hundred and 00/100 (100.00) feet;
SOUTHEASTERLY	by land of Michael C. Gordon, et ux, Nine-Three and 00/100 (93.00)
feet; and	
SOUTHWESTERLY	by Lot B on plan hereinafter mentioned, One Hundred and 00/100 (100.00) feet.

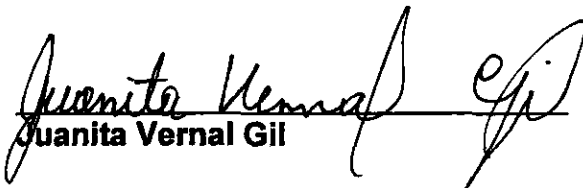
Being shown as Lot A on Subdivision Plan of Land of Philip Marks, dated March 10, 1969, drawn by Josiah S. Barrett, Engineer and recorded at Nantucket Registry of Deeds in Plan Book 17, Page 4.

There is appurtenant to said Lot A, the right to use the 30-foot wide Way and the 40-foot wide Way, as shown on Plan of Land of Lorena H. Gray, recorded at Nantucket Registry of Deeds in Plan Book 16, Page 25, in common with others entitled thereto, to Hooper Farm Road and/or Fairgrounds Road.

For Grantor's title, see Deed recorded in Book 1401, Page 27 with Nantucket Registry of Deeds.

I certify that I am married to Junior A. Gil and reserve any and all rights of Homestead in and to the premises conveyed.

WITNESS MY HAND AND SEAL this 12 day of December, 2018.

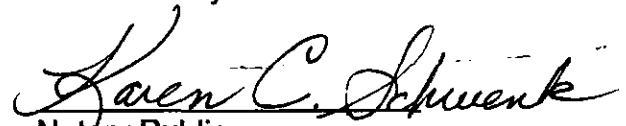

 Juanita Vernal Gil

COMMONWEALTH OF MASSACHUSETTS

Nantucket, ss

On this 12th day of December, 2018, before me, the undersigned, a Notary Public, in and for said state, appeared the above named **Juanita Vernal Gil**, (a) ☒ personally known to me, or (b) ☐ proved to me through satisfactory evidence of identification, which was, _____ (type of identification), to be the persons whose names are signed on the preceding or attached document and acknowledged to me that **she** signed it voluntarily for its stated purpose.

NANTUCKET LAND BANK CERTIFICATE	
☐ Paid \$	
☒ Exempt	<u>C</u>
☐ Non-applicable	
No.	<u>40311</u>
Authorization	<u>12/12/18</u>


 Notary Public
 My Commission Expires:



KAREN C. SCHWENK
 NOTARY PUBLIC
 Commonwealth of Massachusetts
 My Commission Expires
 April 29, 2022

NANTUCKET COUNTY Received & Entered
 Attest: Jennifer H. Ferreira, Register of Deeds



Bk: 1736 Pg: 340 Page: 1 of 2
Doc: DD 03/03/2020 03:03 PM

MASSACHUSETTS QUITCLAIM DEED

I, **Joan H. Manley**, being unmarried, 19 Sherburne Commons, Nantucket, MA 02554, for consideration such as not to require deed stamps being a gift

GRANT to

Juanita Vernal Gil and Junior A. Gil, 4 Hull Lane, Nantucket, MA 02554, husband and wife as tenants by the entirety, my one-half (1/2) undivided interest meaning and intending to convey any and all of my right, title and interest in said property

with QUITCLAIM COVENANTS,

that certain parcel of land together with all improvements thereon situated in the Town and County of Nantucket, Commonwealth of Massachusetts, known and numbered as **4 Hull Lane**, bounded and described as follows:

NORTHWESTERLY	by a 30-foot wide private Way, Ninety-Three and 00/100 (93.00) feet;
NORTHWESTERLY	by land of Bernard L. Walsh, One Hundred and 00/100 (100.00) feet;
SOUTHEASTERLY	by land of Michael C. Gordon, et ux, Nine-Three and 00/100 (93.00)
feet; and	
SOUTHWESTERLY	by Lot B on plan hereinafter mentioned, One Hundred and 00/100 (100.00) feet.

Being shown as Lot A on Subdivision Plan of Land of Philip Marks, dated March 10, 1969, drawn by Josiah S. Barrett, Engineer and recorded at Nantucket Registry of Deeds in Plan Book 17, Page 4.

There is appurtenant to said Lot A, the right to use the 30-foot wide Way and the 40-foot wide Way, as shown on Plan of Land of Lorena H. Gray, recorded at Nantucket Registry of Deeds in Plan Book 16, Page 25, in common with others entitled thereto, to Hooper Farm Road and/or Fairgrounds Road.

For Grantor's title, see Deed recorded in Book 1401, Page 26 with Nantucket Registry of Deeds.

WITNESS MY HAND AND SEAL this 21 day of January, 2020.

I hereby waive any and all rights of Homestead in and to the premises conveyed hereby and further certify that no spouse, civil union partner, former spouse or former civil union partner resides in the property as their primary residence and that no such person is entitled to claim the benefit of an existing estate of homestead.

Joan H. Manley
Joan H. Manley

COMMONWEALTH OF MASSACHUSETTS

Nantucket, ss

On this 22 day of January, 2020, before me, the undersigned, a Notary Public, in and for said state, appeared the above named **Joan H Manley**, (a) ☒ personally known to me, or (b) ☐ proved to me through satisfactory evidence of identification, which was, _____ (type of identification), to be the person whose name is signed on the preceding or attached document and acknowledged to me that she signed it voluntarily for its stated purpose.

NANTUCKET LAND BANK CERTIFICATE	
☐ Paid \$	_____
☒ Exempt	<u>C</u>
☐ Non-applicable	_____
No. <u>41570</u>	Date <u>3/3/20</u>
Authorization	<u>NW</u>

Julie A. Fitzgerald
Notary Public
My Commission Expires:
JULIE A. FITZGERALD
NOTARY PUBLIC
Commonwealth of Massachusetts
My Commission Expires
May 20, 2022

NANTUCKET COUNTY Received & Entered
Attest: Jennifer H. Ferreira, Registrar of Deeds

AHT MEETING

1/19/2021

AGENDA ITEM V

**HABITAT FOR HUMANITY –
*31 BEACH GRASS***

Mr. Brian Sullivan, Chair
The Affordable Housing Trust Fund
c/o Town Administration
16 Broad Street
Room 111
Nantucket, MA 02554

January 14, 2021

Dear Brian and the AHTF Board,

On behalf of the Board of Habitat for Humanity Nantucket, Inc, I want to sincerely thank the AHTF again for assisting us in the purchase and build of a duplex at the Richmond Development.

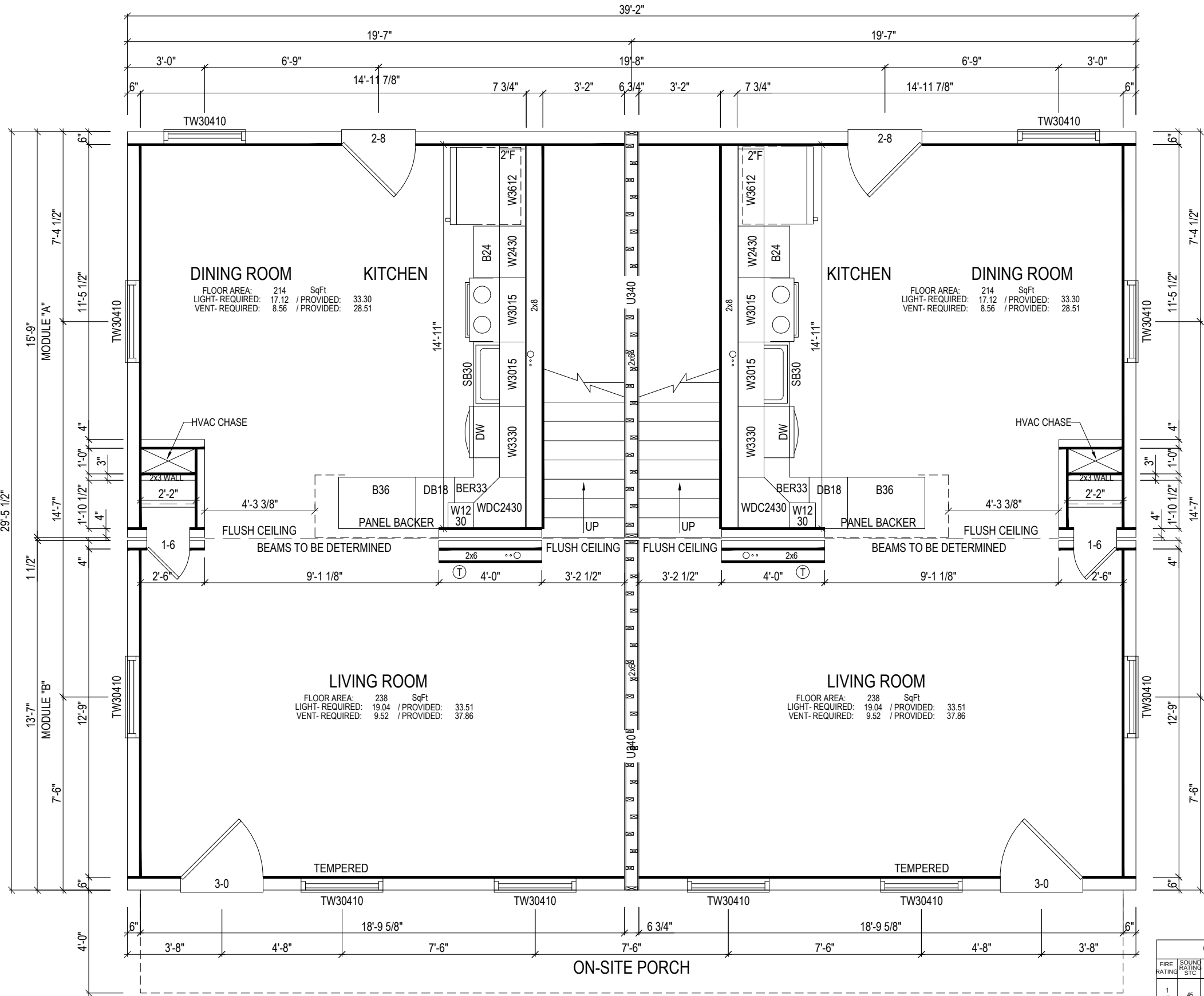
We are more than halfway through the duplex build at 31 Beach Grass and look forward to completing and the new owners moved in by May 1, 2021. We are extremely grateful for the build grant of \$460,000 that you awarded to us for the project in July 2020. When we asked for the grant, we assumed the total project cost for the 2 homes would be \$660,000. (see attached May 3, 2020 Grant request). The breakdown was: \$460k from AHTF, \$100k from 2019 CHIP Grant and \$100k from remaining 2018 CPC Grant from our Waitt Drive build. We since found out that the \$100k in CPC funds could only be used for future Waitt Drive projects. So now we find ourselves short of \$85,000 for the estimated \$645,000 total completion cost of 31 Benjamin drive.

We hope that you will be able to assist us in the request for \$85,000 for the completion of the project. The timing for the need for those funds will be at the end of the project when the copies of the paid checks and invoices coming back to us in late May 2021.

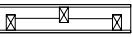
Sincerely, Gerry Keneally
President, Habitat for Humanity Nantucket

May 3, 2020

29



FRONT
8'-0" 1ST FLOOR CLG HT
1ST FLOOR WINDOW HEADERS @ 88" AFF

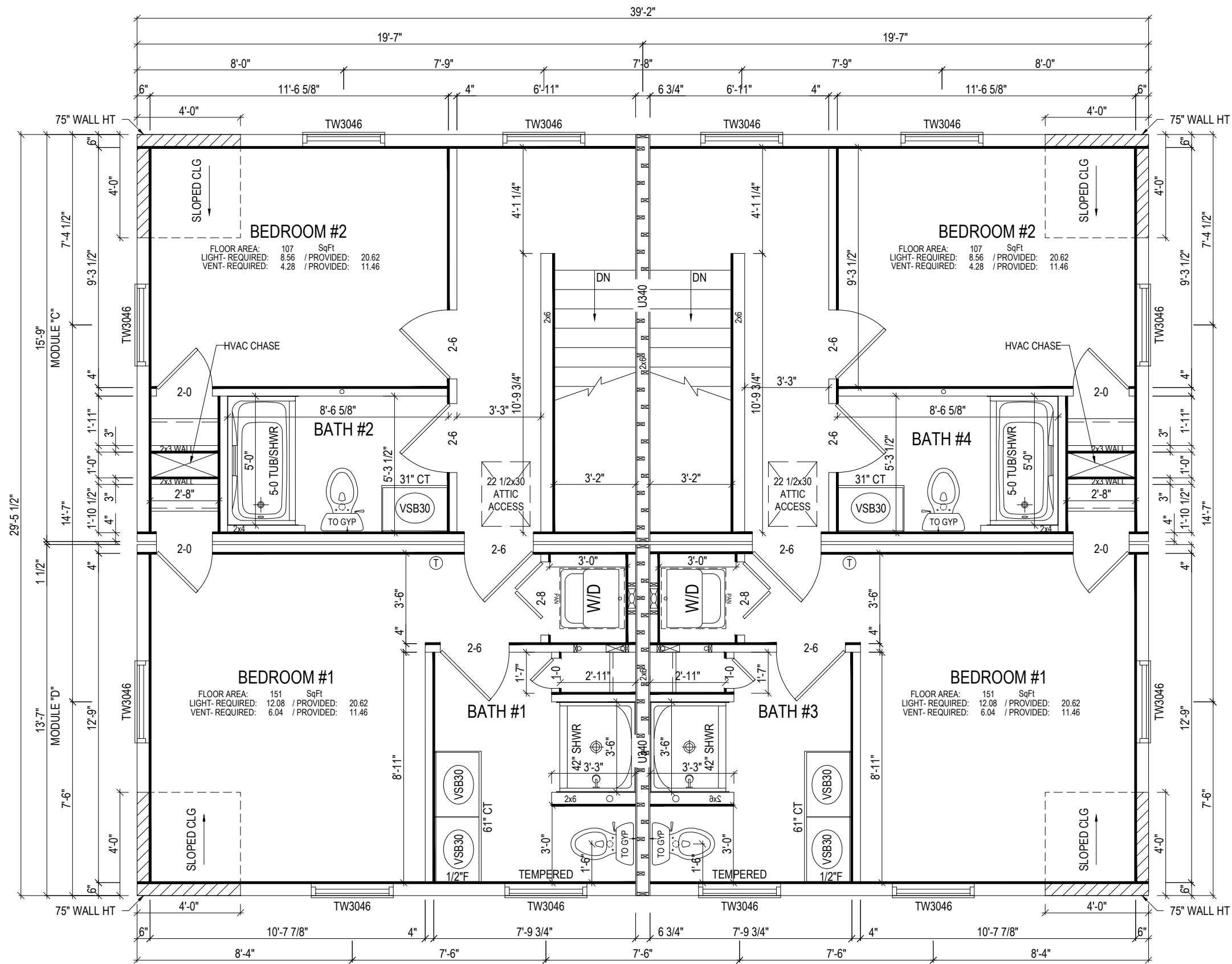
GYPSUM BOARD, STAGGERED WOOD STUDS, WALL CONSTRUCTION			
FIRE RATING	SOUND RATING STC	GA FILE NO.	DETAILED DESCRIPTION
1 HR	45	U340	STAG WD STUDS- 5/8" SHEETROCK BRAND GYPSUM PANELS, FIRECODE C CORE- 2x4 24" MAX ON EA SIDE 2x6 COM PLATE: PANELS ATT WITH 6D CTD NAILS OR 1-7/8" SCREWS 7" O.C., PERIM CAULKED- JOINTS FIN - UL DES U340
			SKETCH AND DESIGN DATA
			 Thickness: 6 3/4" Approx. Weight: 8 psf Fire Test: See WP 3605 Sound Test: Estimated

ENGINEERING #	
220038	
DRAWN BY:	CHECKED BY:
MJC	MK
DATE:	
3-19-20	
SALESMAN:	
TOM / JOHN	
MODEL:	
TWO STORY	
REVISION:	REASON FOR REVISION:
1	ADDED HVAC CHASE, LINEN & WID CLOSETS
2	
3	
4	
5	
6	
7	
8	

SIGNATURE
— BUILDING SYSTEMS —

BUILDER:	HABITAT FOR HUMANITY
RETAIL:	DUPLEX MODEL - PARCEL 378 31 BEACHGRASS DR NANTUCKET, MA 02554 NANTUCKET COUNTY

DRAWING:
1ST FLOOR PLAN
SCALE:
NTS
SHEET:
3



FRONT
8'-0" 2ND FLOOR CLG HT
2nd FLOOR WINDOW HEADERS @ 91 1/2" AFF

ENGINEERING #
220038

DRAWN BY: MJC

CHECKED BY: MK

DATE:
3-19-20

SALESMAN:
TOM / JOHN

MODEL:
TWO STORY

REVISIONS

REVISION	DATE	REASON FOR REVISION
1	04/17/20	ADDED HVAC CHASE, LINEN & WID CLOSETS
2		
3		
4		
5		
6		
7		
8		

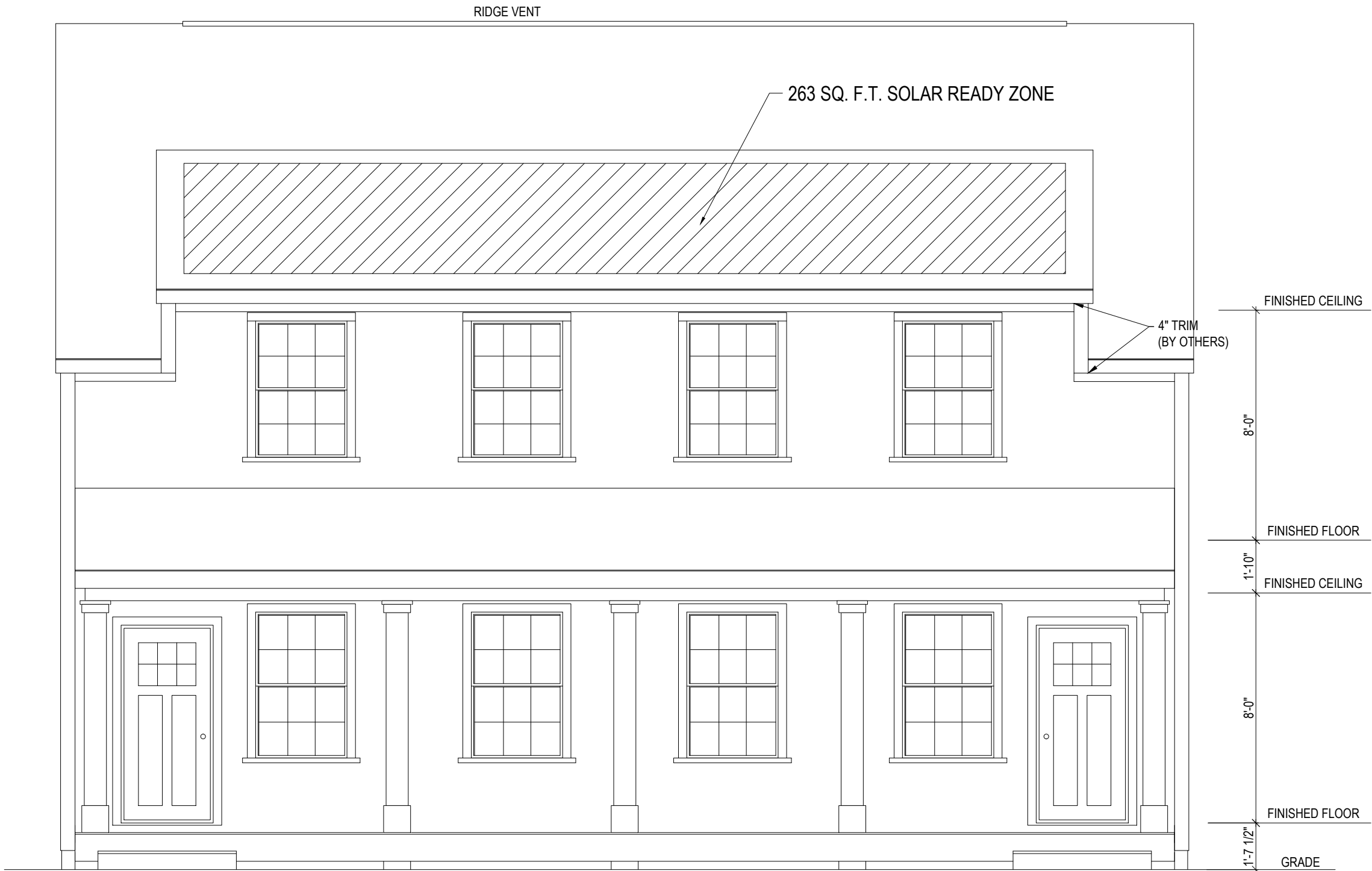
BUILDER:
HABITAT FOR HUMANITY

RETAIL:
DUPLEX MODEL - PARCEL 378
31 BEACHGRASS DR
NANTUCKET, MA 02554
NANTUCKET COUNTY

DRAWING:
2ND FLOOR PLAN

SCALE:
NTS

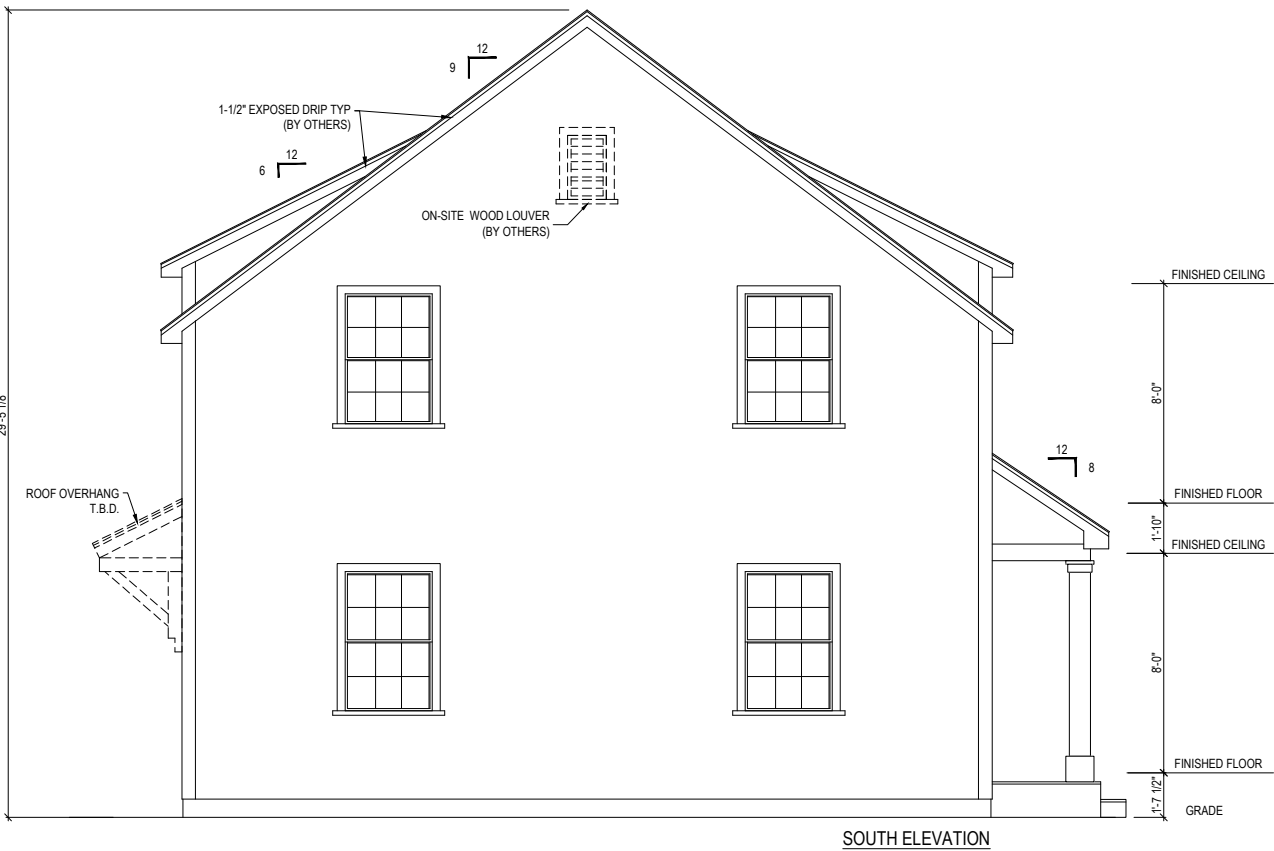
SHEET:
3a



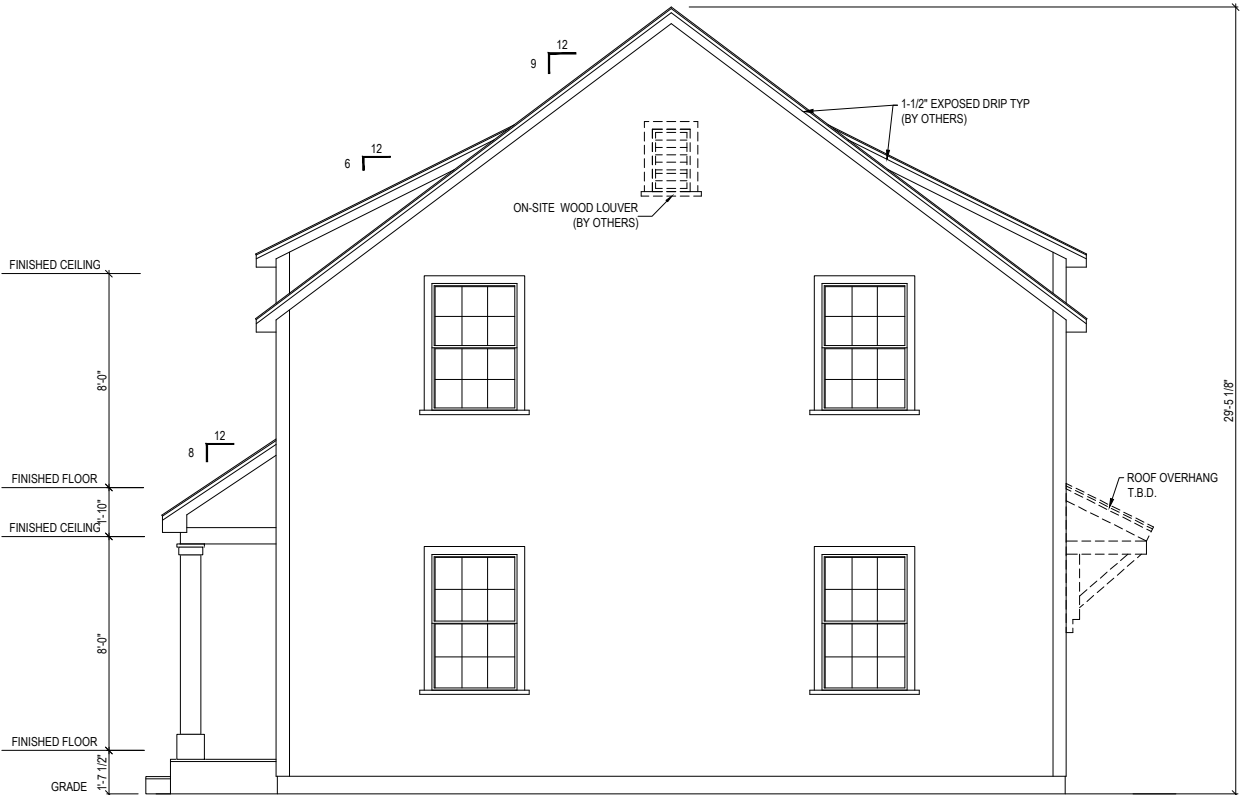
EAST ELEVATION

PORCH NOTE:
DECK, RAILINGS & POSTS SUPPLIED & INSTALLED ON
SITE BY BUILDER PER ALL STATE/LOCAL CODES &
INSPECTED BY LOCAL BUILDING OFFICIAL.

ENGINEERING #	
220038	
DRAWN BY:	CHECKED BY:
MJC	MK
DATE:	
3-19-20	
SALESMAN:	
TOM / JOHN	
MODEL:	
TWO STORY	
REVISIONS	
REVISION:	DATE:
1	04/17/20
2	
3	
4	
5	
6	
7	
8	
REASON FOR REVISION:	
ADDED HVAC CHASE, LINEN & WID CLOSETS	
BY:	JJB
BUILDER: HABITAT FOR HUMANITY	
RETAIL: DUPLEX MODEL - PARCEL 378	
31 BEACHGRASS DR	
NANTUCKET, MA 02554	
NANTUCKET COUNTY	
DRAWING:	
FRONT ELEVATION	
SCALE:	
NTS	
SHEET:	
5	



SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION

ENGINEERING #
220038

DRAWN BY: MJC

CHECKED BY: MK

DATE: 3-19-20

SALESMAN: TOM / JOHN

MODEL: TWO STORY

REVISION	DATE	REASON FOR REVISION	BY
1	04/17/20	ADDED HVAC CHASE, LINEN & WID CLOSETS	JJB
2			
3			
4			
5			
6			
7			
8			

BUILDER: HABITAT FOR HUMANITY

RETAIL: DUPLEX MODEL - PARCEL 378
31 BEACHGRASS DR
NANTUCKET, MA 02554
NANTUCKET COUNTY

DRAWING: ELEVATIONS

SCALE: NTS

SHEET: 5a



2020 00165942

Cert: 27773 Doc: DD

Registered: 08/05/2020 02:19 PM

QUITCLAIM DEED

Richmond Great Point Development, LLC, a Delaware limited liability company, having an address of 23 Concord Street, Wilmington, Massachusetts 01887, for consideration paid and in full consideration of Three Hundred Seventy-Five Thousand and NO/100 (\$375,000.00) dollars, grants to Habitat For Humanity Nantucket, Inc., a Massachusetts Nonprofit Corporation, having an address of 35 Old South Road, Nantucket, Massachusetts 02554, with quitclaim covenants:

That certain parcel of vacant land located at 31 Beach Grass Road, Nantucket Town and County Massachusetts, bounded and described in Exhibit "A" attached hereto and incorporated herein by reference.

Grantor hereby reserves to itself, and its successors and assigns, the full right and easement to enter upon, over, and under, and to grant further rights, licenses, and easements consistent with this reservation in, the premises hereby conveyed in all of that five (5') foot area shown "5' Wide Maintenance Easement" on the Plan referenced above, for all purposes required by Grantor, or its successors and assigns, which are consistent with the installation, repair, and maintenance of streets, on-street parking areas, traffic controls, signs, street trees, lighting, and other utilities (including, but not limited to, electrical, cable, and other telecommunication services), including, without limitation, the construction, reconstruction, pruning, clearing, watering, grading, planting, replanting, digging up, installation, inspection, and the replacement and removal of soils, structures, pipes, conduits, and other improvements necessary and incidental thereto.

Grantor hereby specifically reserves to itself the fee and soil in the streets and ways adjoining said land and no portion of the same is conveyed hereby.

The premises are granted with the right and easement to use the streets and ways shown upon the plan for all purposes in which streets and ways are customarily used in the Town of Nantucket. Grantee shall have no right, title, or interest in or to any Access Lane Easement shown upon Plan 16514-117.

All references herein to Documents and Certificates of Title are to those instruments as filed with the Registry District of the Land Court for Nantucket County.

Said land is conveyed subject to the following additional matters:

Property Address: 31 Beach Grass Road, Nantucket, Massachusetts

- (a) Special Permit (No. 018-75) issued by the Nantucket Board of Appeals dated August 1, 1975, registered with Nantucket Registry District as Document No. 16377.
- (b) Special Permit (No. 3-94) issued by the Nantucket Planning Board, dated August 17, 1995, registered with Nantucket Registry District as Document No. 91088, as affected by Minor Modification dated April 26, 1999, registered with Nantucket Registry District as Document No. 91119, as affected by Minor Modification dated September 28, 2001, registered with Nantucket Registry District as Document No. 94694, as further affected by Modification dated August 13, 2012, registered with Nantucket Registry District as Document No. 138281, as affected by Modification dated November 15, 2015, registered with Nantucket Registry District as Document No. 151047.
- (c) Easement in favor of Coca-Cola Refreshments USA, Inc. dated March 14, 2016, registered with Nantucket Registry District as Document No. 151090.
- (d) Rights and easement set forth in Deed dated September 6, 2016, registered with Nantucket Registry District as Document No. 152660.
- (e) Rights and easement set forth in Deed dated September 15, 2016, registered with Nantucket Registry District as Document No. 152771.
- (f) Easement, Rights and Restrictions set forth in Deed dated October 20, 2016, registered with Nantucket Registry District as Document No. 153210.
- (g) Easement set forth in Deed dated June 7, 2017, registered with Nantucket Registry District as Document No. 155337.
- (h) Conservation and Management Permit issued by the Massachusetts Division of Fisheries and Wildlife, dated May 3, 2017, registered with Nantucket Registry District as Document No. 155485 as affected by Certificate of Compliance registered as Document No. 164245.
- (i) Easement in favor of New England Telephone and Telegraph Company, dated March 9, 1976, registered with Nantucket Registry District as Document No. 16956.
- (j) Easement in favor of Nantucket Electric Company dated August 18, 1977, registered with Nantucket Registry District as Document No. 18452.
- (k) Covenant in favor of the Nantucket Planning Board dated March 25, 1975, registered with Nantucket Registry District as Document No. 16117, as affected by Form J Release dated April 1, 1996, registered with Nantucket Registry District as Document No. 71641, as affected by Form J Release dated January 12, 2016, registered with Nantucket Registry District as Document No. 150951.
- (l) Rights in streets and ways set forth in Deed dated March 10, 2016, registered with Nantucket Registry District as Document No. 151088.

- (m) Easement in favor of Coca-Cola Refreshments USA, Inc. dated November 17, 2016, registered with Nantucket Registry District as Document No. 154117.
- (n) Easement set forth in Deed dated February 24, 2017, registered with Nantucket Registry District as Document No. 154519.
- (o) Approval issued by the Nantucket Planning Board dated January 26, 2017, registered with Nantucket Registry District as Document No. 155491;
- (p) Approval issued by the Nantucket Planning Board dated February 23, 2017, registered with Nantucket Registry District as Document No. 155492.
- (q) Covenant in favor of the Nantucket Planning Board dated April 24, 1989, registered with Nantucket Registry District as Document No. 47337, as affected by Form J Release dated December 11, 2017, registered with Nantucket Registry District as Document No. 157004.
- (r) Easement in favor of Nantucket Electric Company dated December 30, 1991, registered with Nantucket Registry District as Document No. 56338.
- (s) Declaration of Trust of the Cedar Crest I Homeowners Association Trust dated March 10, 1994, registered with Nantucket Registry District as Document No. 64060, as affected by Paragraph 6.04 Certificate recorded with Nantucket Deeds in Book 141843.
- (t) Restrictive Covenant dated February 26, 1994, registered with Nantucket Registry District as Document No. 64062.
- (u) Notice of Frontage Reduction dated March 10, 1993, registered with Nantucket Registry District as Document No. 64172.
- (v) Special Permit (No. 53-16) issued by the Nantucket Planning Board dated February 16, 2017, registered with Nantucket Registry District as Document No. 155431, as affected by Modification of a Previously Granted Special Permit dated August 13, 2018, registered with Nantucket Registry District as Document No. 162035.
- (w) Encroachment Easement dated July 11, 2014, registered with Nantucket Registry District as Document No. 145053.
- (x) Covenant with Nantucket Planning Board dated January 8, 2018, registered with Nantucket Registry District as Document No. 158149, as affected by Form Release dated February 21, 2019, registered with Nantucket Registry District as Document No. 161220.
- (y) Covenant with Nantucket Planning Board dated January 8, 2018, registered with Nantucket Registry District as Document No. 158150.
- (z) Instrument of Trust of Sandpiper Place Homeowners Association Trust dated May 7, 2018, registered with Nantucket Registry District as Document No. 158439.

- (aa) Declaration of Covenants, Restrictions, and Easements dated May 7, 2018, registered with Nantucket Registry District as Document No. 158440, as affected by First Amendment to Declaration of Covenants, Restrictions, and Easements dated June 18, 2020, registered with the Nantucket Registry District as Document No. 165570.
- (bb) Declaration of Restrictive Covenants dated September 13, 2018, registered with Nantucket Registry District as Document No. 159499.
- (cc) Regulatory Agreement and Declaration of Restrictive Covenants dated May 3, 2019, registered with Nantucket Registry District as Document No. 161878 as amended by First Amendment to Local Initiative Program Regulatory Agreement and Declaration of Restrictive Covenants dated November 20, 2019, registered as Document 164246.
- (dd) Easement to Richmond Meadows Two ACK, LLC dated May 22, 2019 and registered with Nantucket Registry District as Document No. 161873.
- (ee) Local Initiative Program Regulatory Agreement and Declaration of Restrictive Covenants dated May 3, 2019 and registered with Nantucket Registry District as Document No. 161871.
- (ff) Modification of Special Permit from Nantucket Planning Board dated June 12, 2019 and registered with Nantucket Registry District as Document No. 162034.
- (gg) Modification of Special Permit from Nantucket Planning Board dated June 12, 2019 and registered with Nantucket Registry District as Document No. 162035.
- (hh) Order of Taking dated June 27, 2019 and registered with Nantucket Registry District as Document No. 162168.
- (ii) Order of Taking dated June 27, 2019 and registered with Nantucket Registry District as Document No. 162169.
- (jj) Order of Taking dated June 27, 2019 and registered with Nantucket Registry District as Document No. 162200;
- (kk) Grant of Easement to Nantucket Electric Company dated May 21, 2020 and registered with the Nantucket Registry District as Document No. 165932.
- (ll) Grant of Exclusive Parking Easements dated June 19, 2020 and registered with the Nantucket Registry District as Document No. 165937; as affected by Termination of Easement dated July 27, 2020 and registered with the Nantucket Registry District as Document No. 165939; and
- (mm) Common Driveway Access Agreement dated July 27, 2020 and registered with the Nantucket Registry District as Document No. 165944; and

(nn) Real estate taxes assessed by the Town of Nantucket for the fiscal year 2021.

The Grantor hereby certifies that it has not elected to be treated as a corporation for Federal income tax purposes. This sale does not constitute all of the Grantor's assets.

For Grantor's title, see Certificate of Title Number 24,872.

[END OF DOCUMENT. SIGNATURE PAGE TO FOLLOW]

WITNESS my hand and seal this 27 day of July, 2020.

Richmond Great Point Development, LLC, a
Delaware limited liability company,

By: [Signature]
Philip Pastan, its Manager

COMMONWEALTH OF MASSACHUSETTS

Middesco, ss

On this 27 day of July, 2020, before me, the undersigned notary public, personally appeared, PHILIP PASTAN, Manager of Richmond Great Point Development, LLC, and proved to me through satisfactory evidence of identification, which was License, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily, in his capacity as aforesaid, for its stated purpose, as the free act and deed of Richmond Great Point Development, LLC.

[Signature]
NOTARY PUBLIC
My Commission Expires:



Kathryn A. Fossa
NOTARY PUBLIC
Commonwealth of
Massachusetts
My Commission Expires
11/24/2024

MASSACHUSETTS EXCISE TAX
Nantucket County ROD #16 001
Date: 08/05/2020 02:19 PM
Ctrl# 464504 06408 Doc# 00165942
Fee: \$1,710.00 Cons: \$375,000.00

NANTUCKET LAND BANK CERTIFICATE	
☐ Paid \$	
☒ Exempt	G
☐ Non-applicable	
No. 41871	Date 8/5/20
Authorization	HW

EXHIBIT "A"

That certain parcel of vacant land located at 31 Beach Grass Road, Nantucket Town and County Massachusetts, bounded and described as follows:

Being Lot 1020 on that certain Subdivision Plan of Land in Nantucket, Mass. drawn by Hayes Engineering, Inc., Civil Engineers & Land Surveyors, 603 Salem Street, Wakefield, MA 01880, dated April 1, 2019, and revised August 20, 2019, being a subdivision of Lots 941 through 952 on Land Court Plan 16514-117, which plan is filed with the Nantucket Registry District of the Land Court as Plan 16514-133.

For title, see Certificate 24,872.

Deed
LAND COURT, BOSTON. The Land
herein described will be shown on
our approved plan to follow as
(approved for lot description only)
JUL 9 2020
16514-
Plan 133 Lot 1020
(EXAMINED AS DESCRIPTION ONLY)
CHIEF SURVEYOR STZ

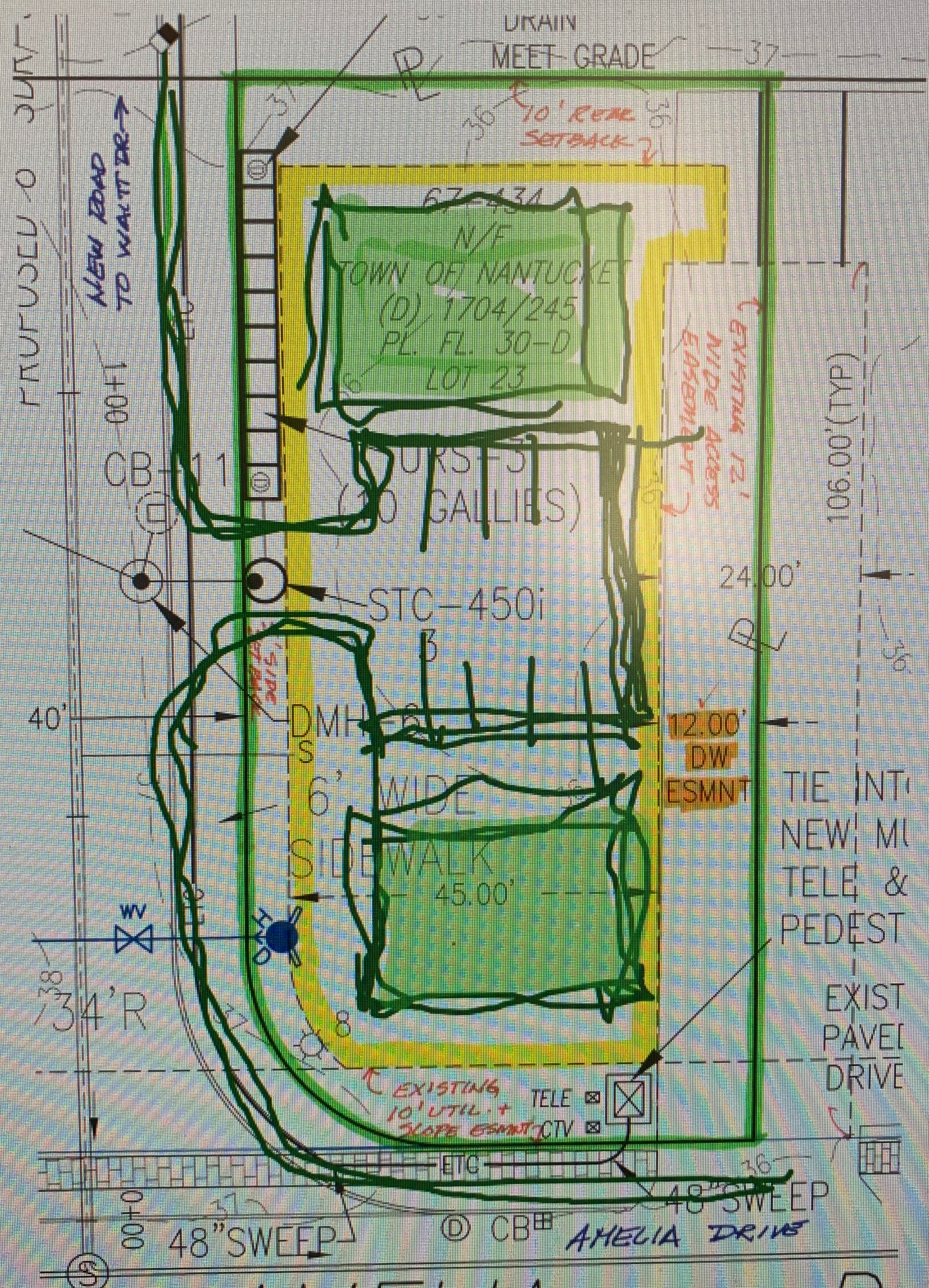
AHT MEETING

1/19/2021

AGENDA ITEM VII

7 AMELIA DRIVE

BLACKWELL & ASSOC 1/4/15 PLOT 1/7/21 (LOT 23 / #7 AMELIA DRIVE - MODIFIED)





NORTH ELEVATION



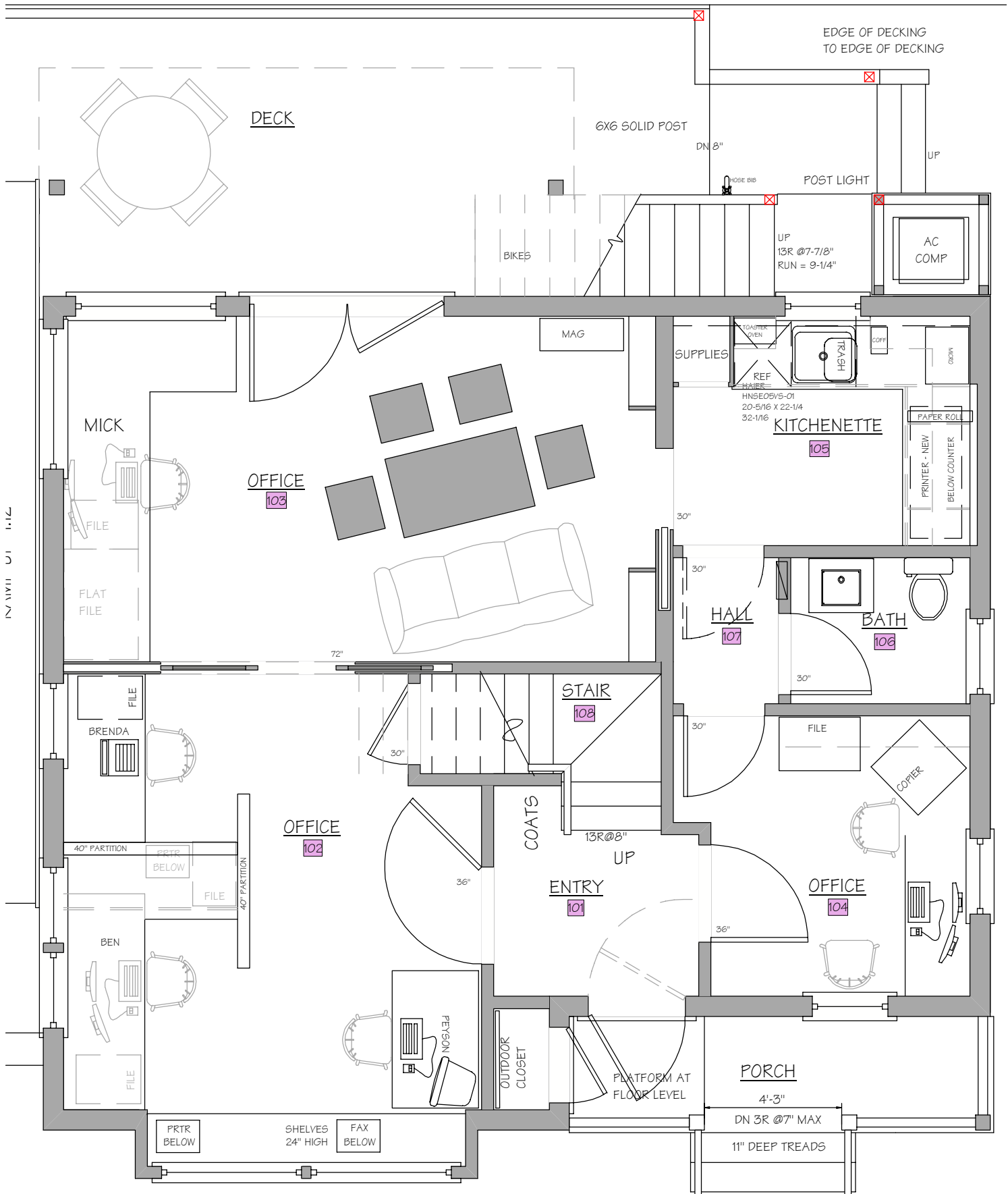
WEST ELEVATION

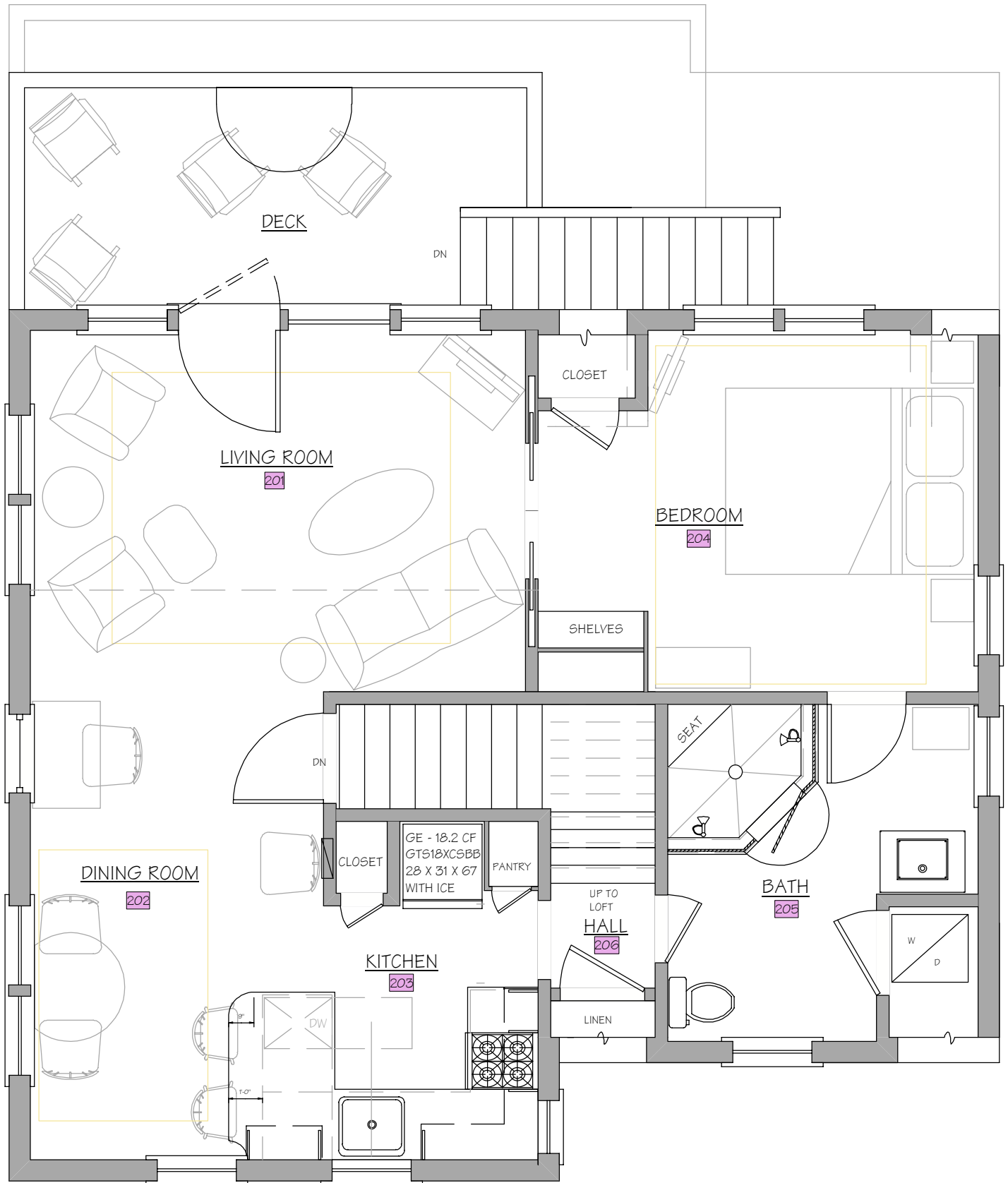


SOUTH ELEVATION

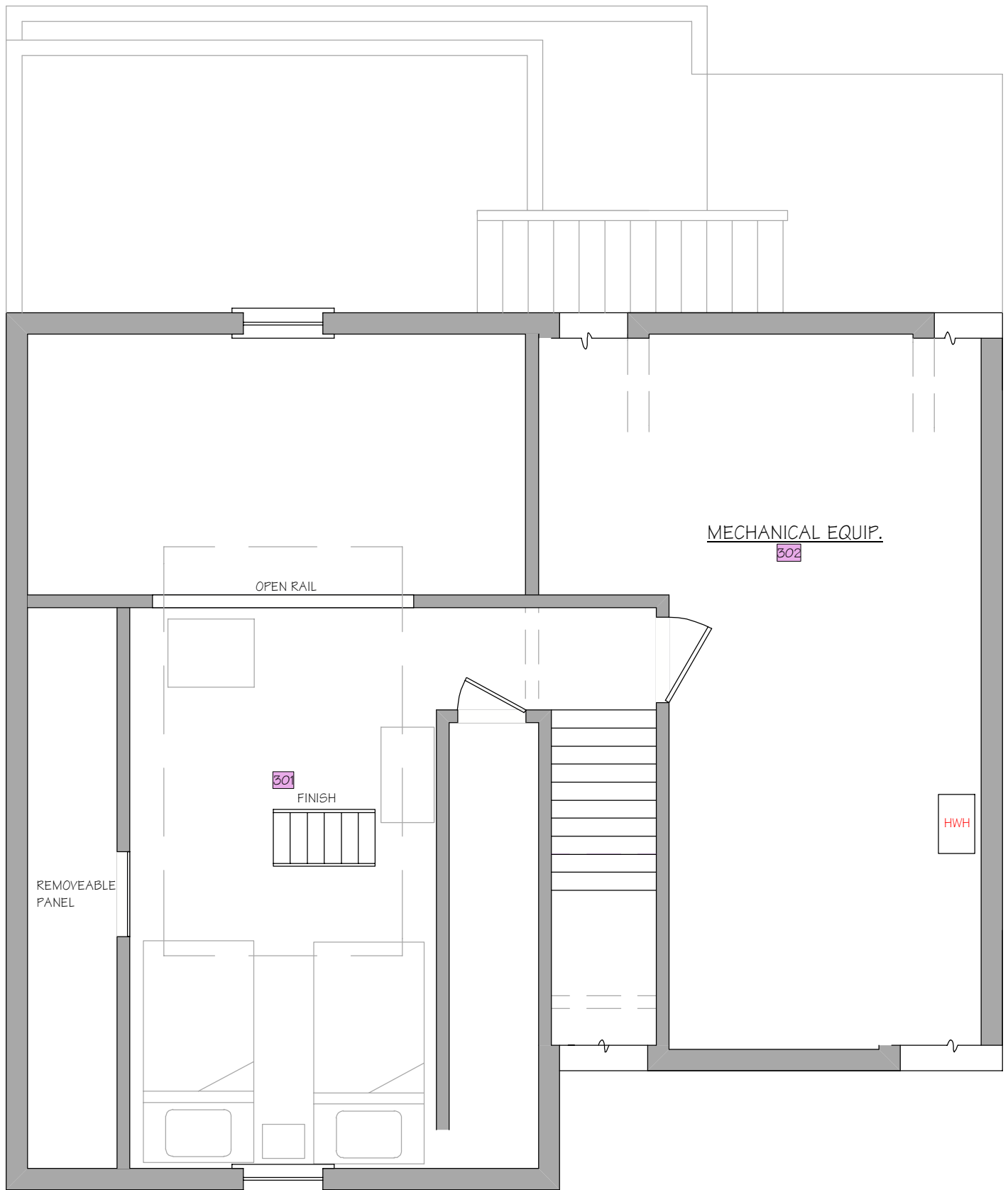


EAST ELEVATION

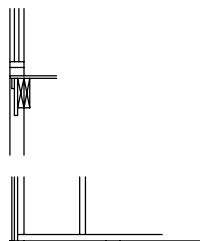


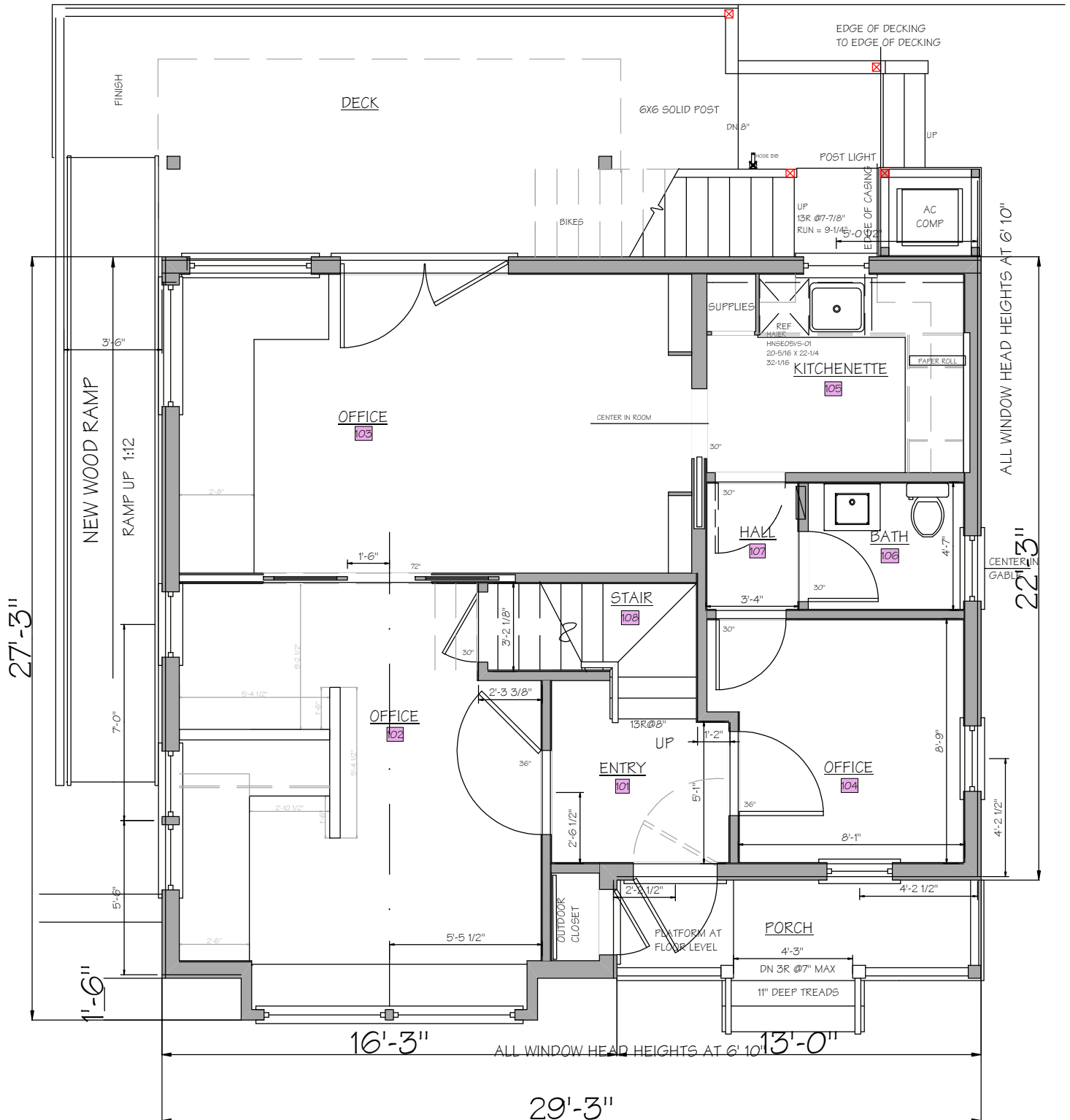


SECOND FLOOR PLAN



LOFT FLOOR PLAN





END
OF
PACKET

JANUARY 19, 2021
