



July 20, 2021 Packet

MEETING POSTING

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 JUL 16 AM 10:02
NANTUCKET TOWN CLERK
Posting Number: T 703

Committee/Board/s	AFFORDABLE HOUSING TRUST
Day, Date, and Time	TUESDAY, JULY 20, 2021 @ 12:30PM
Location / Address	REMOTE PARTICIPATION VIA ZOOM (<i>See Below</i>) 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	TUCKER HOLLAND MUNICIPAL HOUSING DIRECTOR

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!**

SPECIAL JULY MEETING

AGENDA FOR 07-20-2021

(Subject to change)

www.nantucket-ma.gov

Join Zoom Meeting

<https://us06web.zoom.us/j/83961593438?pwd=WjlaYXFkOVl0a0lVdG5LcEkxRkI2dz09>

Meeting ID: 839 6159 3438

Passcode: 741764

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 tholland@nantucket-ma.gov. Please email to request a paper copy and you will be provided a time to retrieve from the Housing Office located in Room 111 at 16 Broad Street between the hours of 8:30 AM and 4:30 PM on weekdays.

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

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 Minutes
 - *Held to August Meeting*
- IV.** PUBLIC COMMENT (for items not otherwise on the agenda)
- V.** CCAP Application
 - Hafsa Lewis – 45B Beach Grass Road
- VI.** CFAP Application
 - Gil – 4 Hull Lane
- VII.** Housing Production Plan – UPDATE
- VIII.** 6 Fairgrounds / Ticcoma Green Tax Credit Award
- IX.** 31 Fairgrounds Road – TIMETABLE REVIEW
- X.** Richmond Wildflower Acceleration – TIMETABLE REVIEW
- XI.** Housing & Real Estate Specialist Hire – UPDATE
- XII.** Community Land Trust – DISCUSSION
 - Including Down Payment Assistance / Shared Equity component
 - Establishment of Advisory Committee (a la “Neighborhood First”)
- XIII.** Community Preservation Committee Application – DISCUSSION
- XIV.** Additional Priorities - DISCUSSION
- XV.** Other Business

Next Meeting

- August Regular Meeting: Tuesday, August 17, 2021 at 12:30pm

XVI. BOARD COMMENTS

XVII. 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.

XVIII. Adjourn





31 Fairgrounds – Wiggles Way Affordable Rentals Timetable

AHT July 20th, 2021 Discussion Document

Per Housing Nantucket and Billy Cassidy

Special Permit Filing Date:	Dec 18, 2020
Amended Special Permit Filing Date:	June 7, 2021
HDC process:	Buildings 1,2,3 & 8 began review process on July 6th Buildings 6 & 7 were submitted on July 12 th Buildings 4&5 are under ADA review due to enhanced features and will hopefully be available for submission by first week of August.
When you might expect HDC approval:	Building 3 has received our first approval. We now anticipate a rolling approval process requiring perhaps 3 meetings per structure, with staff approval of anything beyond that point.
When module will be ordered:	The engineering staff at KBS is already actively engaged in work on Building 3. The first “soft order” has occurred. KBS is now based upon preexisting relationships, understanding that time is of the essence and setting aside formal protocol. Fine tuning of interiors, etc., will likely dictate a “formal order” of August 15th, or thereabouts.
Site work in prep for modular arrival:	Buildings were removed from the site in June to prep for modular arrival. Significant site work to begin week of September 13th.
Anticipated modular components arrival:	Modular components will begin to arrive week of 10/25.
Building permits:	All building permits should be in hand by October 15.

Construction period:

Mid-September to June 2022

Landscaping:

Landscaping will track construction. There will be new perimeter privacy fencing and attendant planting occurring during fall and early winter.

Anticipated Occupancy:

July 2022

(First homes will be available for occupancy 2nd Quarter of 2022, though Fairgrounds Common will still be a construction site. This will require review.)

**RICHMOND MEADOWS II PHASE 2A APARTMENTS DEVELOPMENT PROJECT
MARKET RATE / MIXED-INCOME WORKFORCE HOUSING INITIATIVE
IN CONJUNCTION WITH TOWN OF NANTUCKET / NANTUCKET AFFORDABLE HOUSING TRUST FUND**

Summary of Key Project Milestones and Progress (as of July 16, 2021)

Permitting:

- The Town of Nantucket HDC approval for all three buildings was obtained as of June 8, 2021.
- The modular building designs have been completed by KOH Architects and by Signature Building Systems (SBS) and were submitted for third party modular review required under MA building Code to PFS Corporation on July 6, 2021. Current lead time for third party plan approvals is +/- 6 to 8 weeks.
- Unit specific work requests (for electrical services) were initiated with National Grid (NGRID) local and regional staff on June 21, 2021.

Construction:

- All rough grading and all substantive backbone infrastructure (drainage, water, and sewer) has been completed and grading / installation of gravel subbase for parking areas have been completed by CC Construction as of June 29, 2021 ([see attached drone aerial](#)).
- Long lead time electrical materials (PVC conduit and fittings) and transformer bases, quazite hand holds and primary electrical service vaults were ordered by Nantucket Electrical Contractors (Kevin Dineen) on June 3, 2021, and were delivered to the site on July 7, 2021. Final review for conduit and transformer / hand hold locations is underway with National Grid (NGRID) trench inspection staff. Individual building work order numbers have been issued for all three buildings by National Grid (NGRID) (2 Wildflower Drive # 30413664; 1 Bluestem Place # 30413701, and 2 Bluestem Place # 30413726).

Financing:

- The Town Affordable Housing Trust Fund / Richmond Meadows Two P2A, LLC mortgage agreement was registered with the Nantucket Registry District of the Land Court on June 14, 2021.
- The initial Town grant and loan payments of \$1,500,000 were disbursed on June 14, 2021.
- The formal / binding term sheet for construction / mini-perm financing has been negotiated with Eastern Bank N.A. and was signed by Richmond, with commitment fee deposit provided to Eastern Bank on July 12, 2021.
- The lender's appraisal is due July 23, 2021. Lender's Phase 1 Environmental Site Assessment (ESA) is due August 10, 2021. Tentative closing date for construction mini-perm loan is August 20, 2021.

Occupancy Projection:

- Subject to further impact on final third-party building plan approval and supply chain lead times for certain construction materials, occupancy for all three buildings is currently projected to occur late in the first quarter of 2021 (March) or early in the second quarter of 2022 (April).

END OF TEXT



IRONWOOD ROAD

MAP: 68
PARCEL: 335
(1.7 ACRES)

(K)

1 BLUESTEM
PLACE

(M)

2 BLUESTEM
PLACE

BLUESTEM PLACE

2 WILDFLOWER
DR.

(D.3)

BEACH
GRASS
(DUPLEX)

9 BEACH
GRASS
(DUPLEX)

11 BEACH
GRASS
(DUPLEX)

13 BEACH
GRASS
(DUPLEX)

15 BEACH
GRASS
(DUPLEX)

17 BEACH
GRASS
(DUPLEX)

19 BEACH
GRASS
(DUPLEX)

10 BEACH
GRASS

WILDFLOWER DRIVE



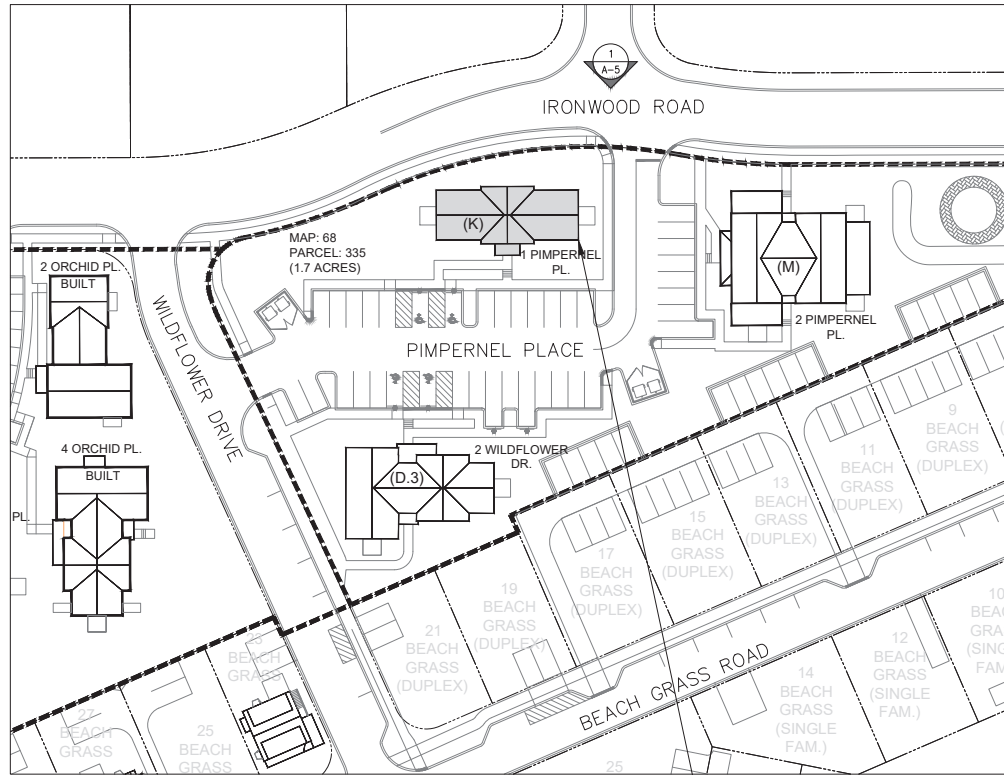
1

MEADOWS TWO PHASE 2A SITE PLAN

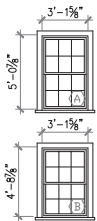
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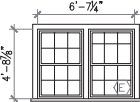
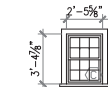
1 KEY PLAN
SCALE: NTS



2 ENLARGED SITE PLAN
SCALE: 1/32" = 1'-0"

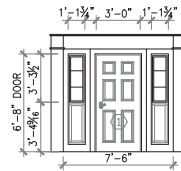


TAG/LOCATION	W.	H.	DESCRIPTION
A 1ST FLOOR	3'-1 1/8"	5'-0 1/2"	ANDERSEN 400 SERIES 6 OVER 6 DOUBLE-HUNG
B 2ND FLOOR	3'-1 1/8"	4'-5 1/8"	ANDERSEN 400 SERIES 6 OVER 6 DOUBLE-HUNG



C 1ST FLOOR 2ND FLOOR	2'-5 5/8"	3'-4 1/2"	ANDERSEN 400 SERIES 6 OVER 6 DOUBLE-HUNG
E 2ND FLOOR	6'-7 1/4"	4'-8 3/4"	ANDERSEN 400 SERIES 6 OVER 6 DOUBLE-HUNG
D 2ND FLOOR	2'-2 3/4"	2'-0 1/4"	ANDERSEN 400 SERIES FIXED WINDOW

3 WINDOW SCHEDULE
SCALE: 1/4" = 1'-0"



TAG/LOCATION	DESCRIPTION
B 1 FRONT ENTRY	WOOD OUT-SWING ENTRY DOOR

4 DOOR SCHEDULE
SCALE: 1/4" = 1'-0"

OWNER :
Richmond Great Point Development, LLC
23 Concord Street, Wilmington, MA 01887

ARCHITECT OF RECORD :
K O H ARCHITECTURE PLLC
87-10 NORTHERN BLVD. SUITE 204
JACKSON HEIGHTS, NY 11372
(718) 225-6400 phone
Dinah Klarner, RA

DATE: 5/5/21

NO.	DATE	BY	DESCRIPTION

NOTE: ALL WORK SHALL COMPLY WITH LOCAL, MUNICIPAL, AND STATE CODES, ORDINANCES, ETC.

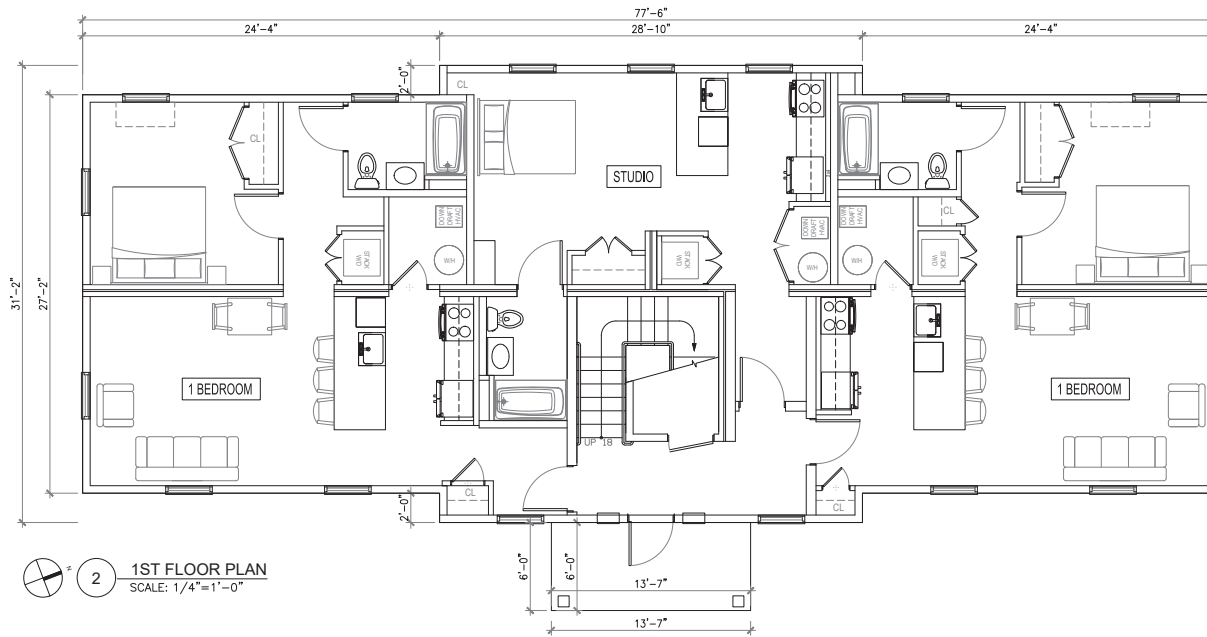
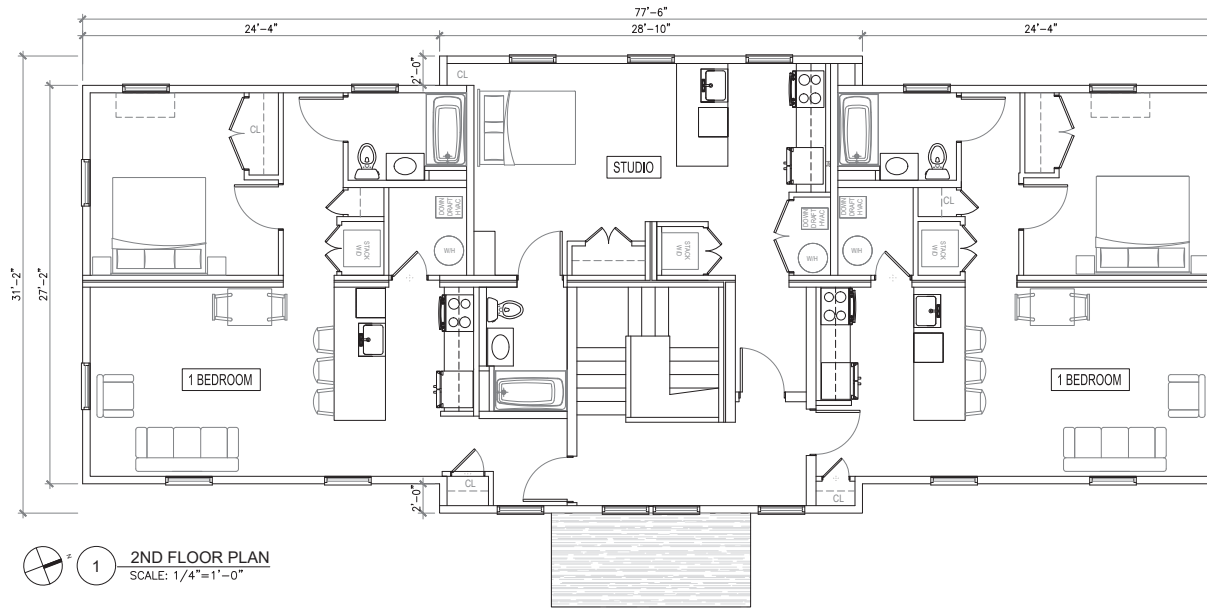
DATE: 01/06/2020
JOB NO. _____
SCALE: AS NOTED

CERTIFICATION AND SEAL
I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT OR ENGINEER UNDER THE LAWS OF THE STATE OF MASSACHUSETTS AS SORTED BY MY HAND AND SEAL.

PROJECT NAME
MEADOWS 2 PHASE 2A APARTMENTS
ADDRESS
**MODULE K
1 PIMPERNEL PLACE
NANTUCKET, MA**

DRAWING TITLE
SITE PLAN & SCHEDULES
DRAWING NO. _____

A-1



OWNER :
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23 Concord Street, Wilmington, MA 01887

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DATE: 5/5/21

NO.	DATE	BY	DESCRIPTION

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BY: DRAWN JT DATE: 01/06/2020
BY: REVIEWED: DK JOB NO. SCALE: AS NOTED

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PROJECT NAME
MEADOWS 2 PHASE 2A APARTMENTS
ADDRESS
MODULE K
1 PIMPERNEL PLACE
NANTUCKET, MA
DRAWING TITLE
1ST FL PLAN (2,221 SF)
2ND FL PLAN (2,221 SF)
DRAWING NO.

A-2

OWNER :

**Richmond Great Point
Development, LLC**
23 Concord Street, Wilmington,
MA 01887

ARCHITECT OF RECORD :

K O H ARCHITECTURE PLLC

87-10 NORTHERN BLVD. SUITE 204
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ETC.

DATE: 01/06/2020

BY: DRAWN: JT

BY: REVIEWED: DK

SCALE: AS NOTED

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CERTIFICATION AND SEAL

PROJECT NAME

MEADOWS 2 PHASE 2A

APARTMENTS

ADDRESS

MODULE K

1 PIMPERNEL PLACE

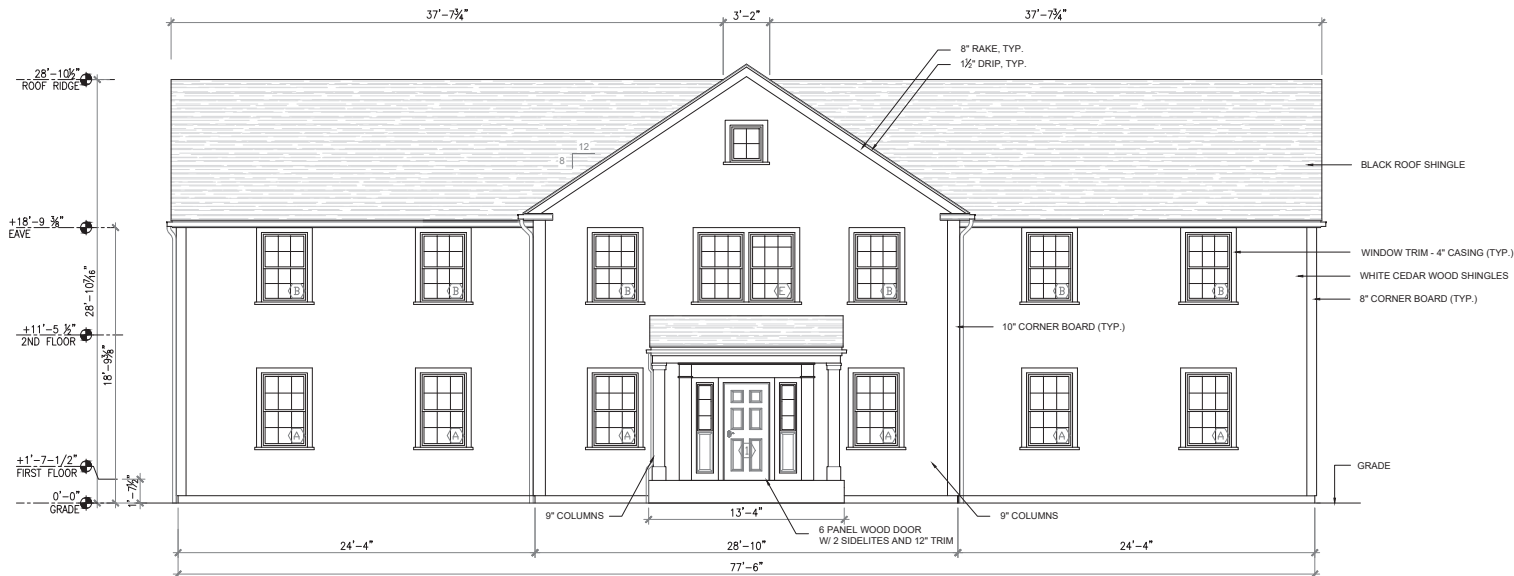
NANTUCKET, MA

DRAWING TITLE

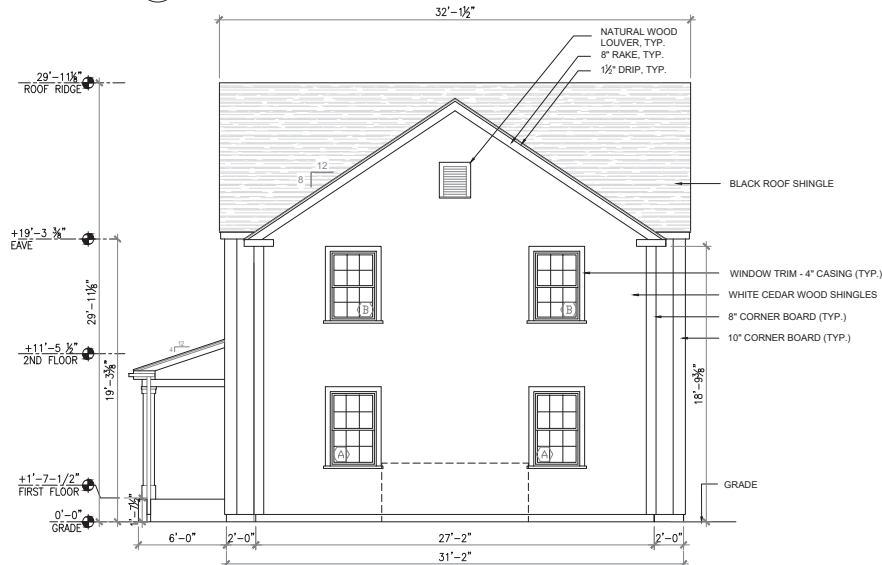
ELEVATIONS

DRAWING NO.

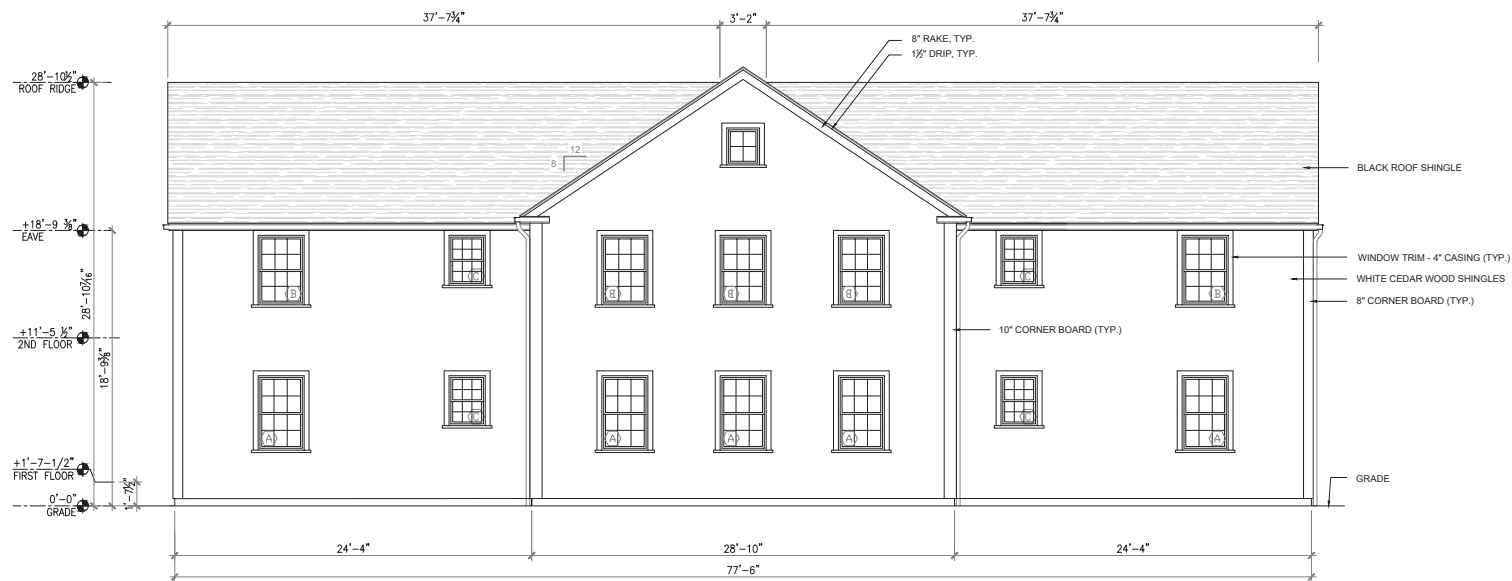
A-3



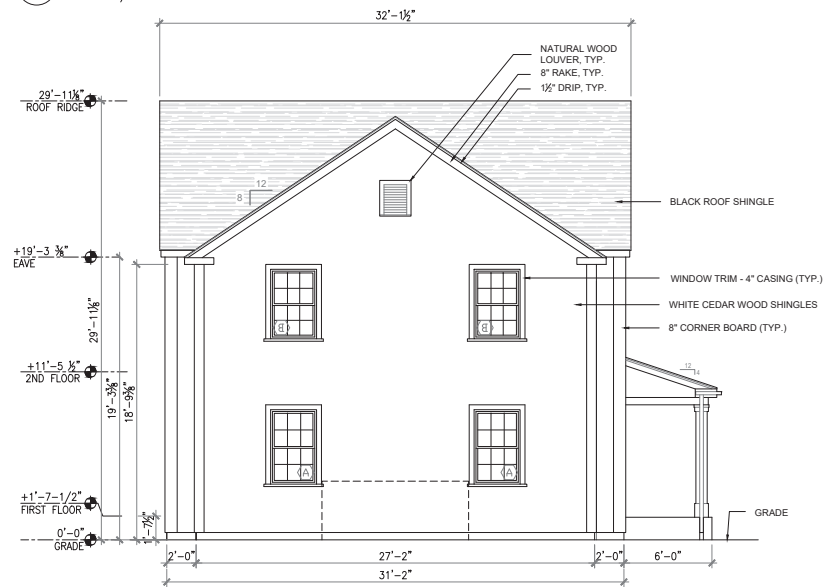
1 EAST ELEVATION
SCALE: 1/4"=1'-0"



2 NORTH ELEVATION
SCALE: 1/4"=1'-0"



1 WEST ELEVATION
SCALE: 1/4"=1'-0"



2 SOUTH ELEVATION
SCALE: 1/4"=1'-0"

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BY: REVIEWED DK SCALE: AS NOTED

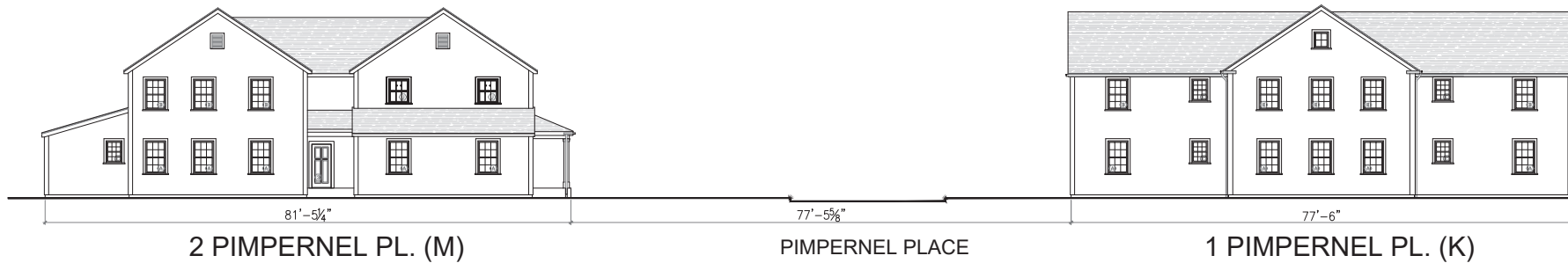
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PROJECT NAME
**MEADOWS 2 PHASE 2A
APARTMENTS**
ADDRESS
**MODULE K
1 PIMPERNEL PLACE
NANTUCKET, MA**
DRAWING TITLE

ELEVATIONS

DRAWING NO.

A-4



1 STREETSCAPE VIEW FACING WEST ELEVATIONS FROM IRONWOOD ROAD
SCALE: 1/16" = 1'-0"



2 CONTEXTUAL PHOTOS FROM IRONWOOD ROAD FACING SOUTH
SCALE: NTS

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PROJECT NAME
**MEADOWS 2 PHASE 2A
APARTMENTS**
ADDRESS
**MODULE K
1 PIMPERNEL PLACE
NANTUCKET, MA**

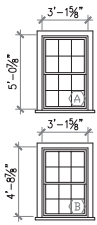
DRAWING TITLE
**STREETSCAPE &
PHOTOS**

DRAWING NO.

A-5



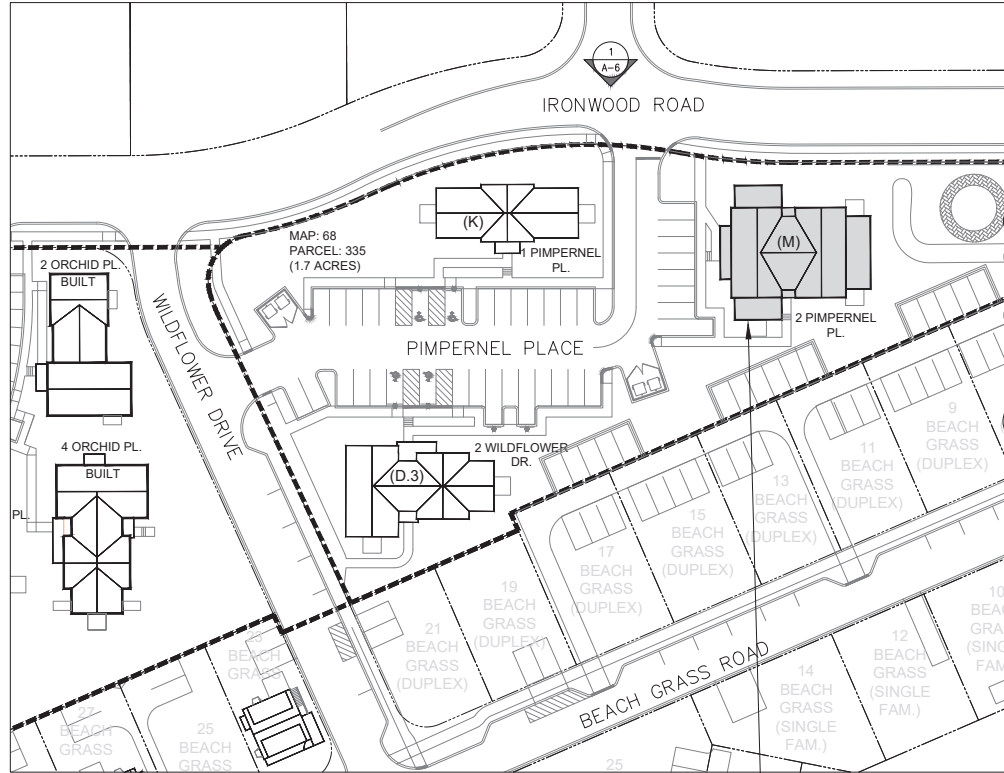
1 KEY PLAN
SCALE: NTS



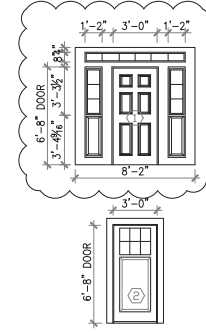
TAGLOCATION	W.	H.	DESCRIPTION
A	3'-1 1/8"	5'-0 1/8"	ANDERSEN 400 SERIES 6 OVER 6 DOUBLE-HUNG
B	3'-1 1/8"	4'-8 1/8"	ANDERSEN 400 SERIES 6 OVER 6 DOUBLE-HUNG

3 WINDOW SCHEDULE
SCALE: 1/4"=1'-0"

2 PIMPERNEL PL.

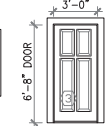


2 ENLARGED SITE PLAN
SCALE: 1/32" = 1'-0"



TAGLOCATION	DESCRIPTION
1	FRONT ENTRY WOOD/SIDELITE TRANSOM OUT-SWING ENTRY DOOR
2	SIDE ENTRY WOOD/GLASS OUT-SWING EXIT DOOR

4 DOOR SCHEDULE
SCALE: 1/4"=1'-0"



TAGLOCATION	DESCRIPTION
3	MECHANICAL ROOM WOOD OUT-SWING DOOR

2 PIMPERNEL PL.

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Dinah Klarner, R.A.

PREVIOUS: 5/5/21
DATE: 5/27/21

- ADDED TRANSOM WINDOW ABOVE FRONT DOOR INCLUDING SIDE-LITES
- ENLARGED WINDOWS AND MOVED AWAY FROM THE WALL ON EAST & WEST ELEVATIONS AT 1 STORY MASSING AT THE BACK OF BUILDING
- (2) 2'-0" SETBACKS ALONG SOUTH ELEVATION WHERE 1 STORY MEETS 2 STORY PORTION
- REVISED FRONT PORCH ROOF (SOUTH ELEVATION) TO SHED ROOF (VS HIP)
- 4:12 MINIMUM SLOPE ON ALL SHED ROOFS

NO.	DATE	BY	DESCRIPTION

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BY: DRAWN JT DATE: 01/06/2020
BY: REVIEWED DK JOB NO. 2020-001
SCALE: AS NOTED

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PROJECT NAME
MEADOWS 2 PHASE 2A APARTMENTS

ADDRESS
2 PIMPERNEL PLACE NANTUCKET, MA

DRAWING TITLE
SITE PLAN & SCHEDULES

DRAWING NO.
A-1

OWNER :
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MA 01887

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CERTIFICATION AND SEAL

PROJECT NAME

MEADOWS 2 PHASE 2A

APARTMENTS

ADDRESS

MODULE M

2 PIMPERNEL PLACE

NANTUCKET, MA

DRAWING TITLE

1ST FLOOR PLAN

(4,173 SF)

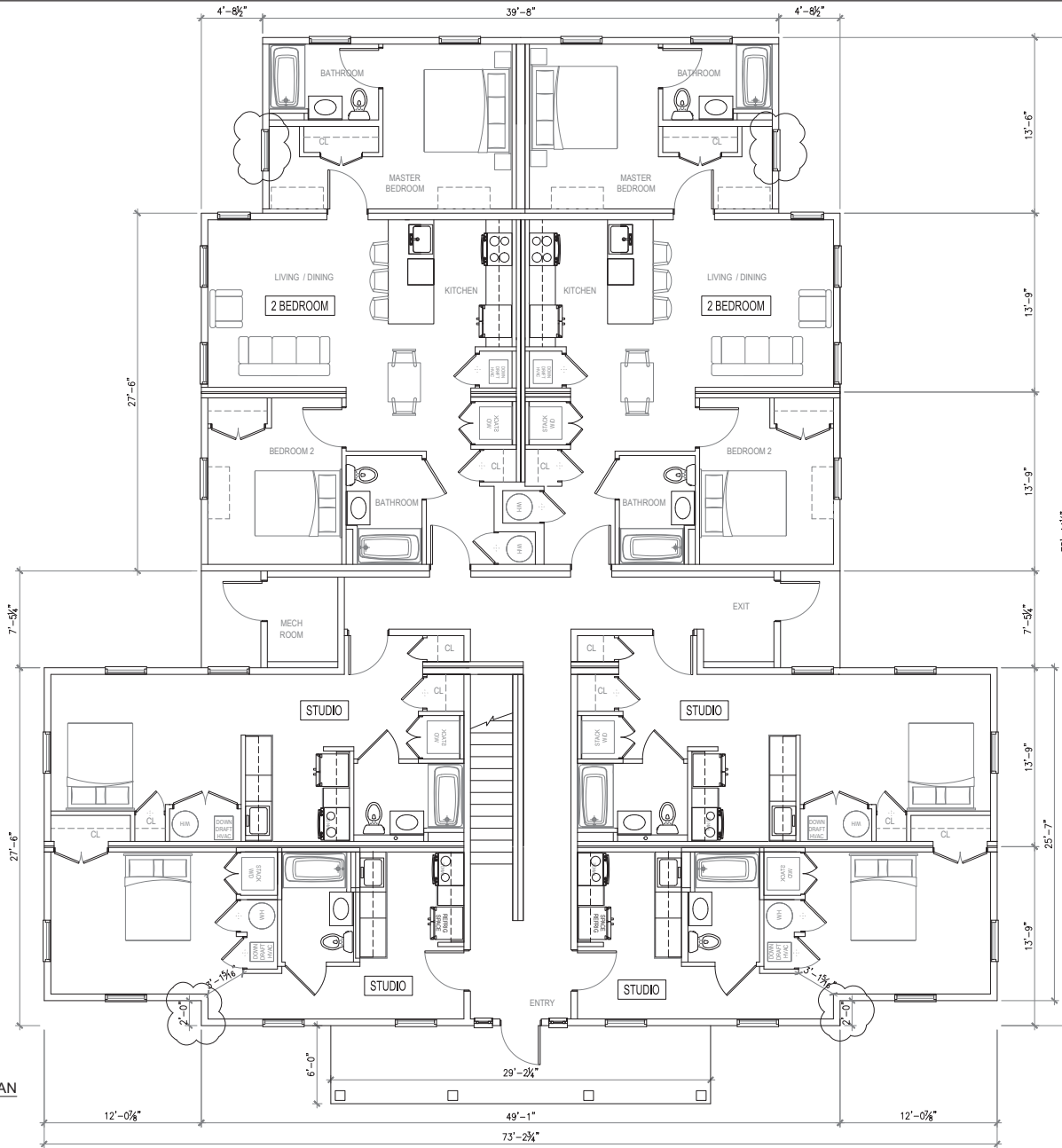
DRAWING NO.

A-2



1

1ST FLOOR PLAN
SCALE: 1/4"=1'-0"



OWNER :
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Development, LLC**
23 Concord Street, Wilmington,
MA 01887

ARCHITECT OF RECORD :
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REVISIONS		DESCRIPTION
NO.	DATE	BY

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CERTIFICATION AND SEAL

PROJECT NAME

MEADOWS 2 PHASE 2A
APARTMENTS

ADDRESS

MODULE M
2 PIMPERNEL PLACE
NANTUCKET, MA
DRAWING TITLE

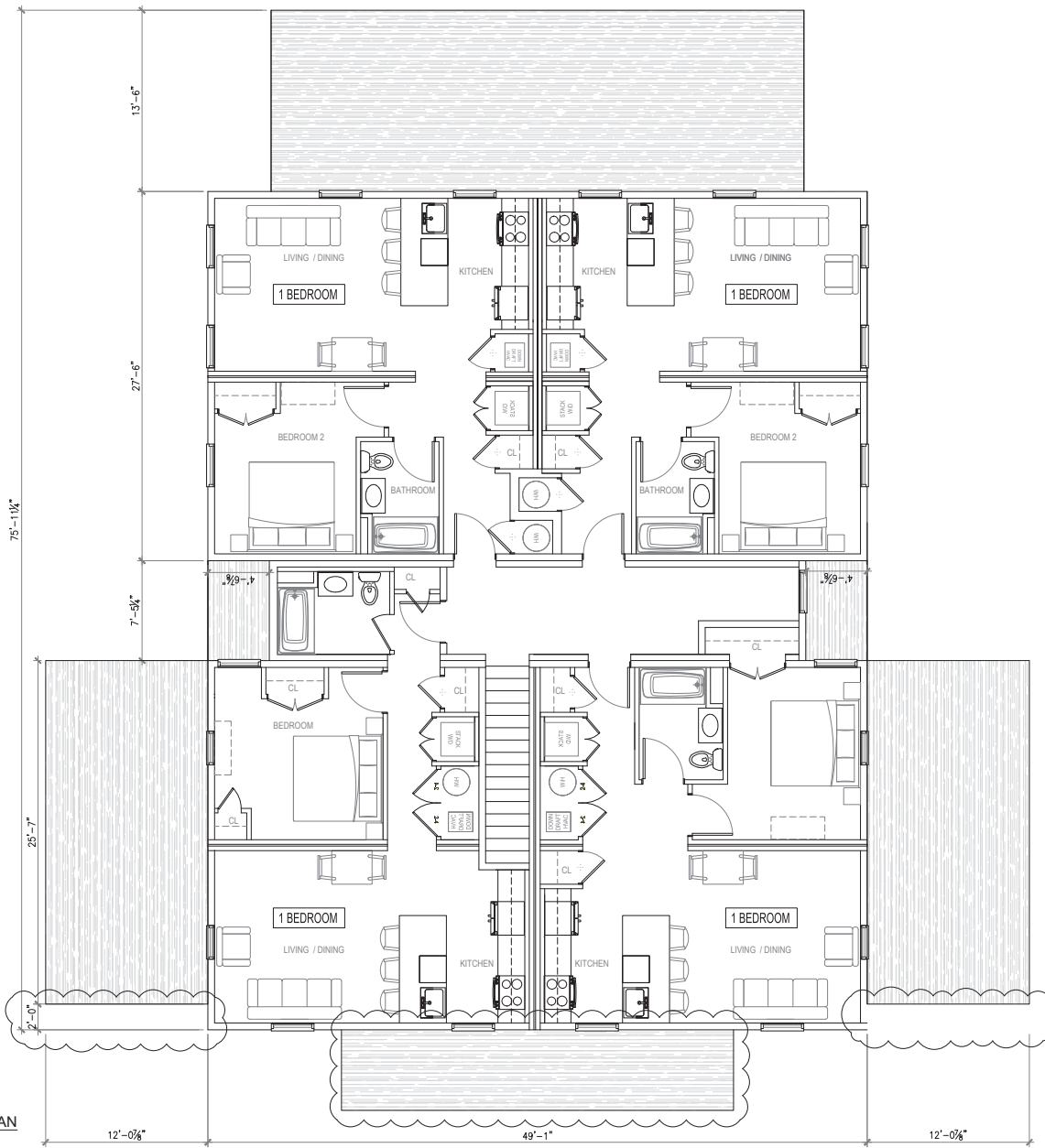
2ND FLOOR PLAN
(2,994 SF)

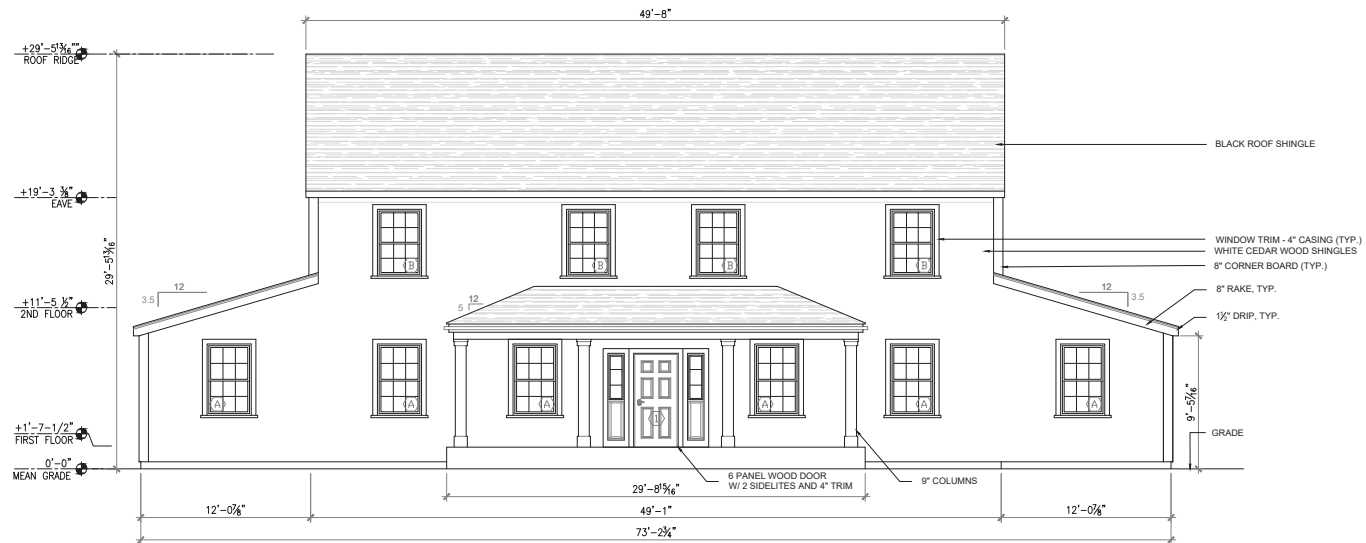
DRAWING NO.

A-3



1 2ND FLOOR PLAN
SCALE: 1/4"=1'-0"





1 SOUTH ELEVATION - PREVIOUSLY SUBMITTED
SCALE: 1/4"=1'-0"



2 SOUTH ELEVATION - REVISED 5/27/21
SCALE: 1/4"=1'-0"

OWNER :
Richmond Great Point Development, LLC
23 Concord Street, Wilmington, MA 01887

ARCHITECT OF RECORD :
K O H ARCHITECTURE PLLC
87-10 NORTHERN BLVD. SUITE 204
JACKSON HEIGHTS, NY 11372
(718) 225-6400 phone
Dinah Klarinet, RA

PREVIOUS: 5/5/21
DATE: 5/27/21

- ADDED TRANSOM WINDOW ABOVE FRONT DOOR INCLUDING SIDE-LITES
- ENLARGED WINDOWS AND MOVED AWAY FROM THE WALL ON EAST & WEST ELEVATIONS AT 1 STORY MASSING AT THE BACK OF BUILDING
- (2) 2'-0" SETBACKS ALONG SOUTH ELEVATION WHERE 1 STORY MEETS 2 STORY PORTION
- REVISED FRONT PORCH ROOF (SOUTH ELEVATION) TO SHED ROOF (VS HIP)
- 4:12 MINIMUM SLOPE ON ALL SHED ROOFS

NOTE:
ALL WORK
SHALL COMPLY
WITH LOCAL,
MUNICIPAL,
AND STATE
CODES,
ORDINANCES,
ETC.

DATE: 01/06/2020
BY: DRAWN: JT
REVIEWED: DK
JOB NO.:
SCALE: AS NOTED

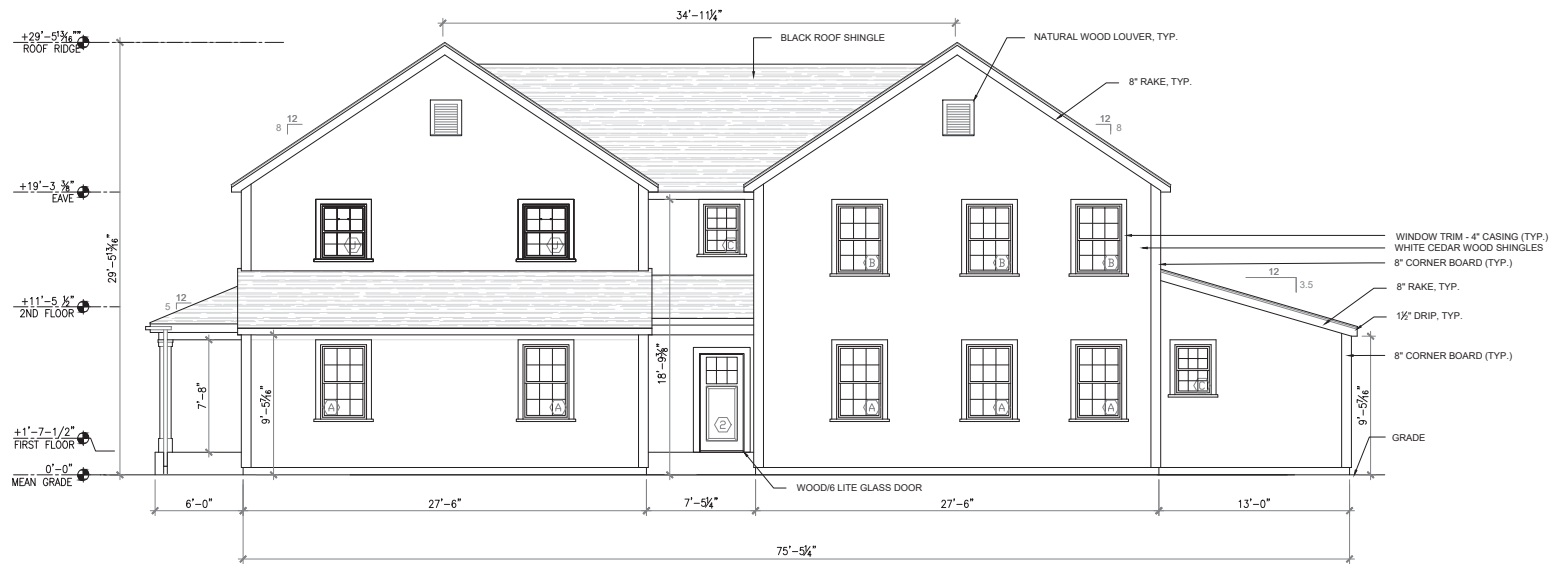
CERTIFICATION AND SEAL
I HEREBY CERTIFY THAT
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ARCHITECT OR ENGINEER
UNDER THE LAWS OF
THE STATE OF
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SIGNED BY MY HAND
AND SEAL.

PROJECT NAME
MEADOWS 2 PHASE 2A
APARTMENTS
ADDRESS
MODULE M
2 PIMPERNEL PLACE
NANTUCKET, MA
DRAWING TITLE

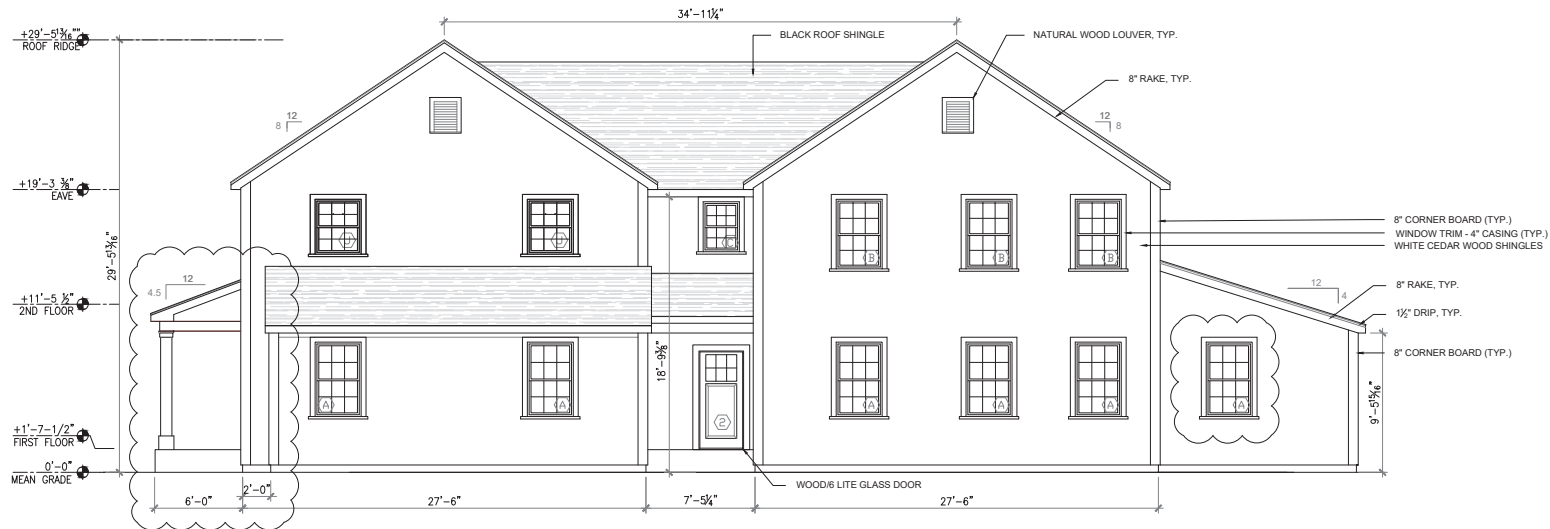
ELEVATIONS

DRAWING NO.

A-4



1 EAST ELEVATION - PREVIOUSLY SUBMITTED
SCALE: 1/4"=1'-0"



2 EAST ELEVATION - REVISED 5/27/21
SCALE: 1/4"=1'-0"

OWNER :
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23 Concord Street, Wilmington, MA 01887

ARCHITECT OF RECORD :
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87-10 NORTHERN BLVD. SUITE 204
JACKSON HEIGHTS, NY 11372
(718) 225-6400 phone
Dinah Klarner, RA

PREVIOUS: 5/5/21
DATE: 5/27/21

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NOTE:
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ORDINANCES,
ETC.

BY: DRAWN JT DATE: 01/06/2020
BY: REVIEWED DK JOB NO:
SCALE: AS NOTED

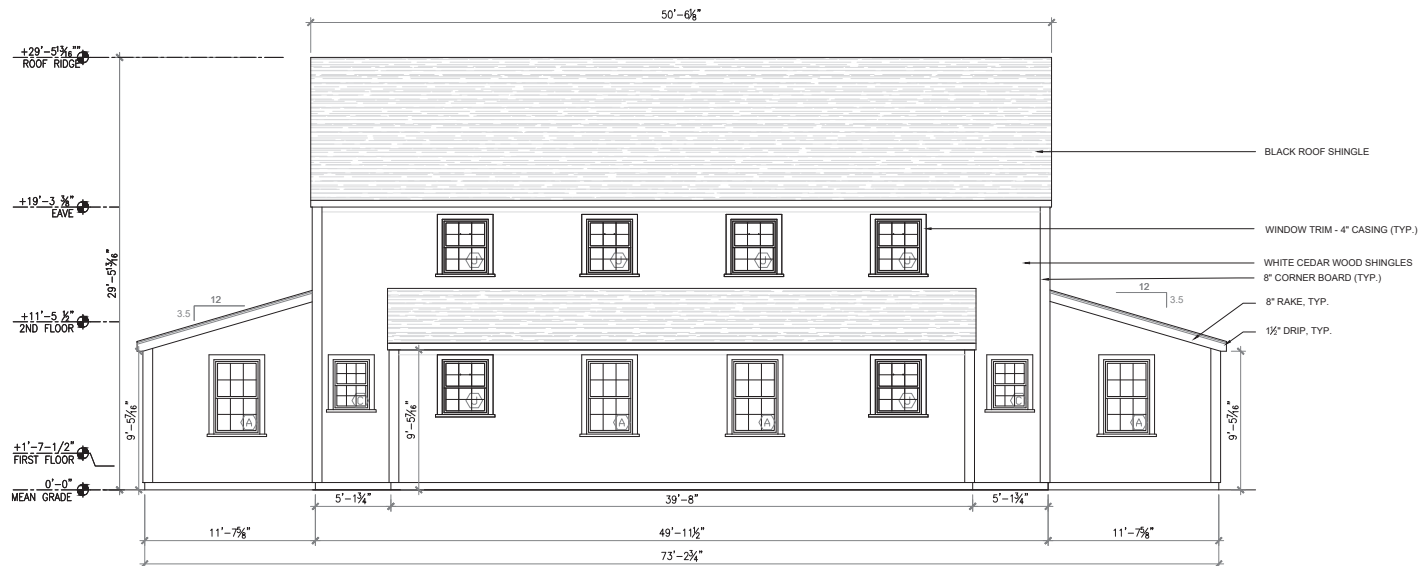
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AND SEAL.

PROJECT NAME
MEADOWS 2 PHASE 2A
APARTMENTS
ADDRESS
MODULE M
2 PIMPERNEL PLACE
NANTUCKET, MA
DRAWING TITLE

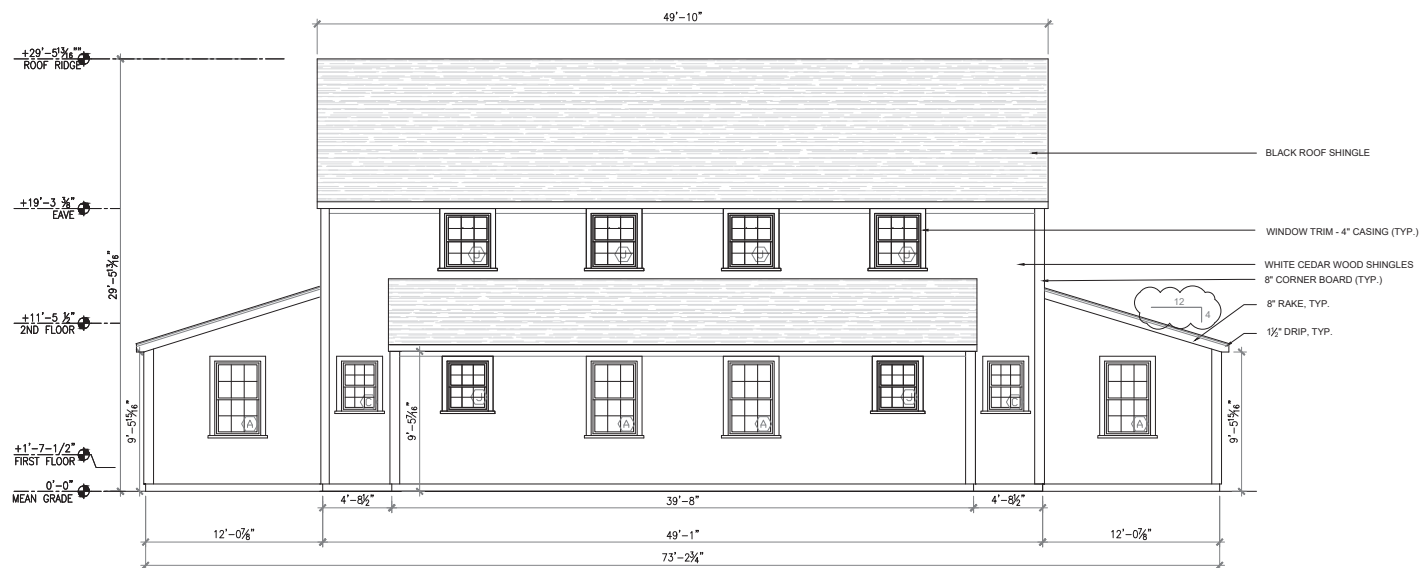
ELEVATIONS

DRAWING NO.

A-5



1 NORTH ELEVATION - PREVIOUSLY SUBMITTED
SCALE: 1/4"=1'-0"



2 NORTH ELEVATION - REVISED 5/27/21
SCALE: 1/4"=1'-0"

OWNER :
**Richmond Great Point
Development, LLC**
23 Concord Street, Wilmington,
MA 01887

ARCHITECT OF RECORD :
K O H ARCHITECTURE PLLC
87-10 NORTHERN BLVD. SUITE 204
JACKSON HEIGHTS, NY 11372
(718) 225-6400 phone
Dinah Klarinet, RA

PREVIOUS: 5/5/21
DATE: 5/27/21

- ADDED TRANSOM WINDOW ABOVE FRONT DOOR INCLUDING SIDE-LITES
- ENLARGED WINDOWS AND MOVED AWAY FROM THE WALL ON EAST & WEST ELEVATIONS AT 1 STORY MASSING AT THE BACK OF BUILDING
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- 4:12 MINIMUM SLOPE ON ALL SHED ROOFS

NOTE:
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SHALL COMPLY
WITH LOCAL,
MUNICIPAL,
AND STATE
CODES,
ORDINANCES,
ETC.

BY: DRAWN JT DATE: 01/06/2020
BY: REVIEWED DK JOB NO. _____
SCALE: AS NOTED

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ARCHITECT OR ENGINEER
UNDER THE LAWS OF
THE STATE OF
MASSACHUSETTS AS
SIGNED BY MY HAND
AND SEAL.

PROJECT NAME
MEADOWS 2 PHASE 2A
APARTMENTS
ADDRESS
MODULE M
2 PIMPERNEL PLACE
NANTUCKET, MA
DRAWING TITLE

ELEVATIONS

DRAWING NO.

A-6

OWNER :
Richmond Great Point Development, LLC
23 Concord Street, Wilmington, MA 01887

ARCHITECT OF RECORD :
K O H ARCHITECTURE PLLC
87-10 NORTHERN BLVD. SUITE 204
JACKSON HEIGHTS, NY 11372
(718) 225-6400 phone
Dinah Klarner, RA

PREVIOUS: 5/5/21
DATE: 5/27/21

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- 4:12 MINIMUM SLOPE ON ALL SHED ROOFS

NO.	DATE	BY	DESCRIPTION	REVISIONS

NOTE:
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DATE: 01/06/2020
BY: DRAWN: JT
BY: REVIEWED: DK
JOB NO.:
SCALE: AS NOTED

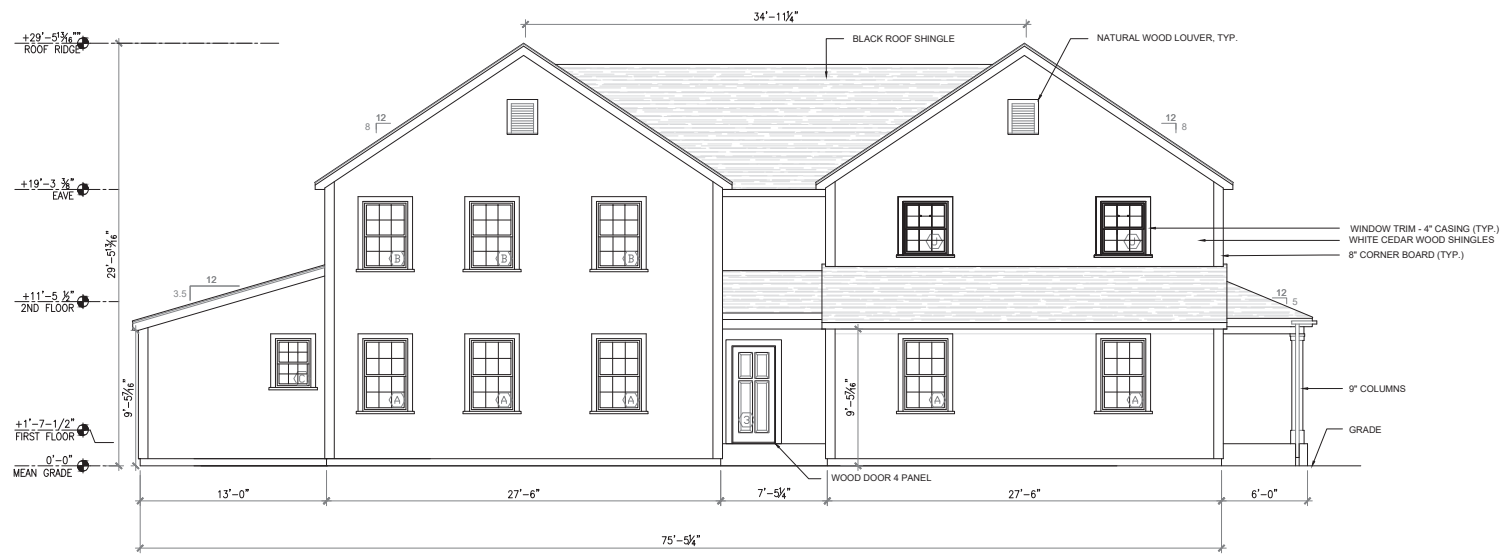
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PROJECT NAME
MEADOWS 2 PHASE 2A APARTMENTS
ADDRESS

MODULE M
2 PIMPERNEL PLACE
NANTUCKET, MA
DRAWING TITLE

ELEVATIONS
DRAWING NO.

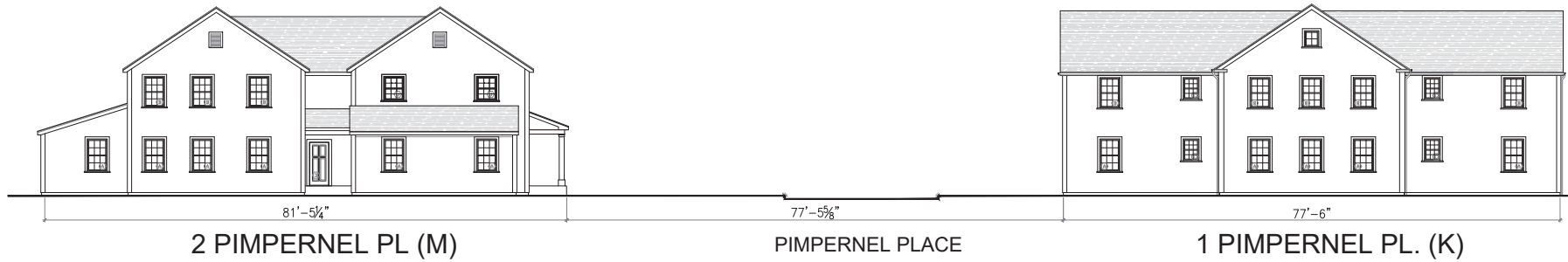
A-7



1 WEST ELEVATION - PREVIOUSLY SUBMITTED
SCALE: 1/4"=1'-0"



2 WEST ELEVATION - REVISED 5/27/21
SCALE: 1/4"=1'-0"



1 STREETSCAPE VIEW FACING WEST ELEVATIONS FROM IRONWOOD ROAD
SCALE: 1/16" = 1'-0"



2 CONTEXTUAL PHOTOS FROM IRONWOOD ROAD FACING SOUTH
SCALE: NTS

OWNER :
Richmond Great Point Development, LLC
23 Concord Street, Wilmington, MA 01887

ARCHITECT OF RECORD :
K O H ARCHITECTURE PLLC
87-10 NORTHERN BLVD. SUITE 204
JACKSON HEIGHTS, NY 11372
(718) 225-6400 phone
Dinah Klamert, RA

PREVIOUS: 5/5/21
DATE: 5/27/21

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NO.	DATE	BY	DESCRIPTION	REVISIONS

NOTE: ALL WORK SHALL COMPLY WITH LOCAL, MUNICIPAL, AND STATE CODES, ORDINANCES, ETC.

BY: DRAWN: JT DATE: 01/06/2020

BY: REVIEWED: DK JOB NO: SCALE: AS NOTED

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CERTIFICATION AND SEAL

PROJECT NAME

MEADOWS 2 PHASE 2A APARTMENTS

ADDRESS

MODULE M

2 PIMPERNEL PLACE

NANTUCKET, MA

DRAWING TITLE

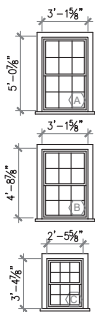
STREETSCAPE & PHOTOS

DRAWING NO.



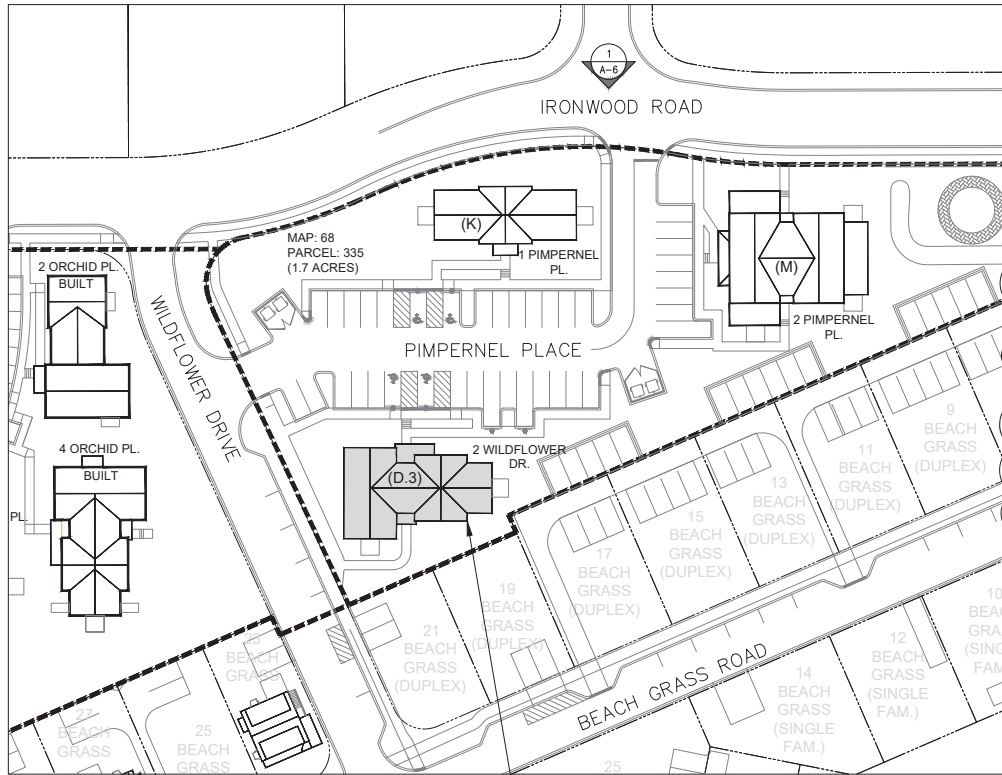
1 KEY PLAN
SCALE: NTS

2 WILDFLOWER DRIVE



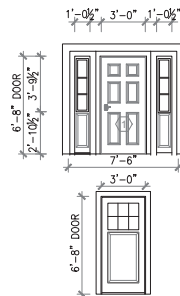
TAG LOCATION	W.	H.	DESCRIPTION
(A) 1ST FLOOR	3'-18"	5'-0 1/2"	ANDERSEN 400 SERIES 6 OVER 6 DOUBLE-HUNG
(B) 2ND FLOOR	3'-18"	4'-6 1/2"	ANDERSEN 400 SERIES 6 OVER 6 DOUBLE-HUNG
(C) 1ST FLOOR 2ND FLOOR	2'-5 1/2"	3'-4 1/2"	ANDERSEN 400 SERIES 6 OVER 6 DOUBLE-HUNG

3 WINDOW SCHEDULE
SCALE: 1/4"=1'-0"



2 ENLARGED SITE PLAN
SCALE: 1/32" = 1'-0"

2 WILDFLOWER DRIVE



TAG LOCATION	DESCRIPTION
(1) FRONT ENTRY	WOOD OUT-SWING ENTRY DOOR W/ SIDELITES
(2) SIDE ENTRY	WOOD / GLASS OUT-SWING EXIT DOOR

4 DOOR SCHEDULE
SCALE: 1/4"=1'-0"

OWNER :
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Development, LLC**
23 Concord Street, Wilmington,
MA 01887

ARCHITECT OF RECORD :
K O H ARCHITECTURE PLLC
87-10 NORTHERN BLVD. SUITE 204
JACKSON HEIGHTS, NY 11372
(718) 225-6400 phone
Dinah Klarinet, RA

PREVIOUS: 5/5/21
DATE: 5/27/21

- ADDED 2 SMALL WINDOWS OVER WEST FRONT DOOR (BECAUSE OF STAIR WALL, CANNOT CENTER ONE WINDOW ABOVE MAIN DOOR)
- WEST & EAST ELEVATIONS - CENTERED SMALL WINDOWS ON BEDROOM WALL
- SOUTH ELEVATION - PULLED WINDOWS AWAY FROM SIDES +/- 2
- FRONT PORCH: DEEPEND AND WIDENED FRONT PORCH FROM 6' X 21'-6" TO 7'-6" X 24'-7"
- WEST ELEVATION FRONT PORCH - EXTENDED TO THE RIGHT

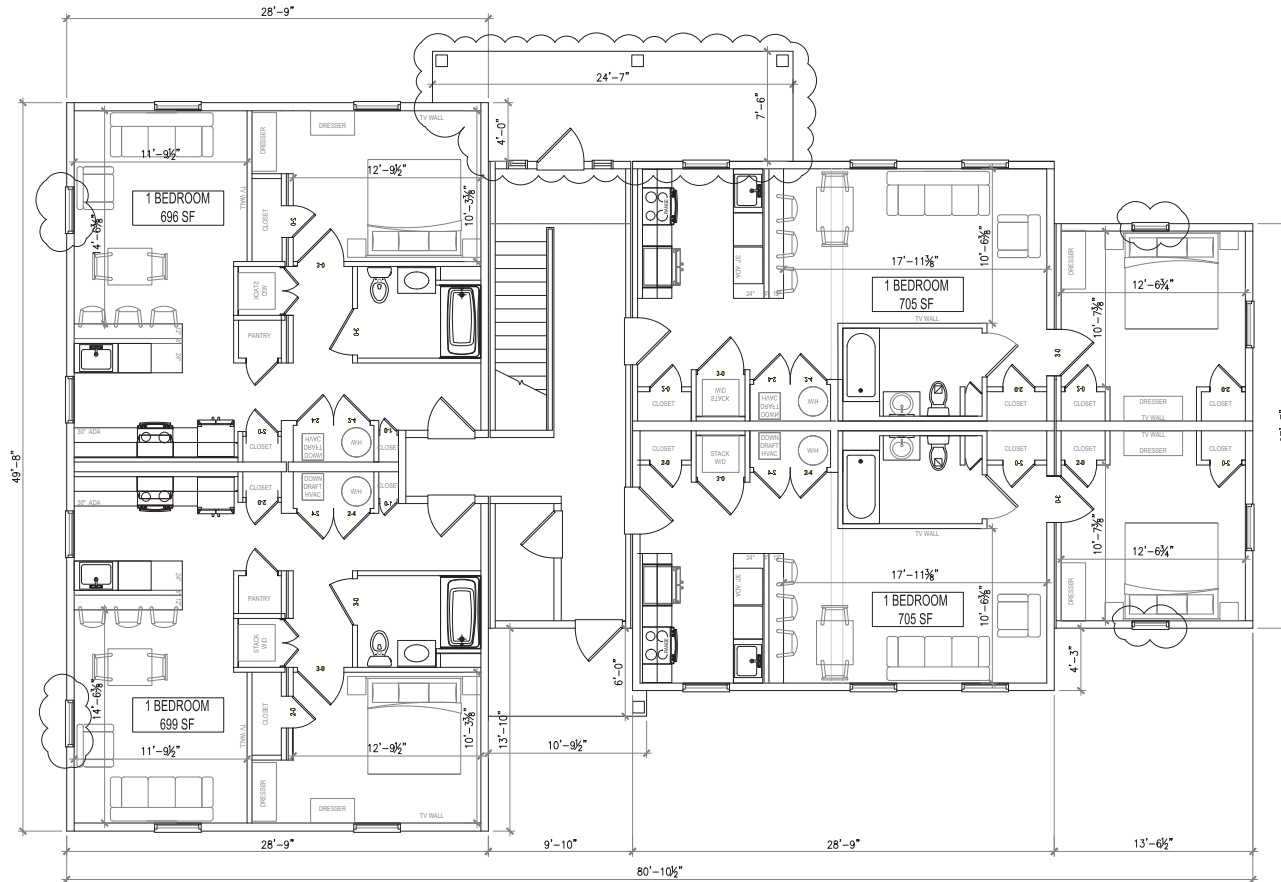
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DATE: 01/06/2020
BY: DRAWN JT
REVIEWED: DK
JOB NO.
SCALE: AS NOTED

CERTIFICATION AND SEAL
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PROJECT NAME
**MEADOWS 2 PHASE 2A
APARTMENTS**
ADDRESS
**MODULE D.3
2 WILDFLOWER DR.
NANTUCKET, MA**
DRAWING TITLE
**SITE PLAN &
SCHEDULES**
DRAWING NO.

A-1



1 1ST FLOOR PLAN
SCALE: 1/4"=1'-0"

OWNER :
Richmond Great Point Development, LLC
23 Concord Street, Wilmington, MA 01887

ARCHITECT OF RECORD :
K O H ARCHITECTURE PLLC
87-10 NORTHERN BLVD. SUITE 204
JACKSON HEIGHTS, NY 11372
(718) 225-6400 phone
Dinah Klarinet, RA

PREVIOUS: 5/5/21
DATE: 5/27/21

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- WEST ELEVATION FRONT PORCH - EXTENDED TO THE RIGHT

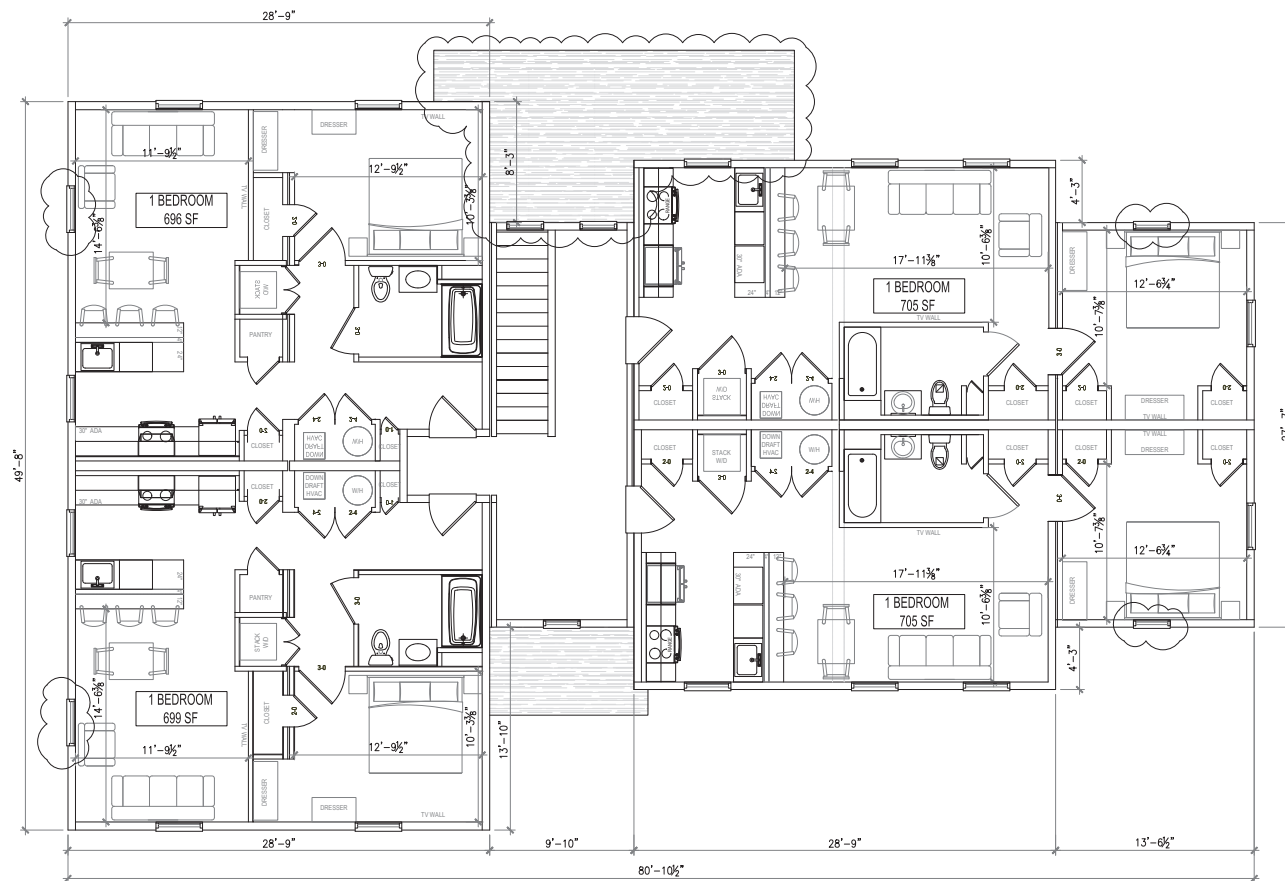
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BY: DRAWN JT DATE: 01/06/2020
BY: REVIEWED DK JOB NO. _____
SCALE: AS NOTED

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PROJECT NAME
MEADOWS 2 PHASE 2A APARTMENTS
ADDRESS
MODULE D.3
2 WILDFLOWER DR.
NANTUCKET, MA
DRAWING TITLE
1ST FLOOR PLAN
(3,152 SF)
DRAWING NO.

A-2



1 2ND FLOOR PLAN
SCALE: 1/4"=1'-0"

OWNER :
Richmond Great Point Development, LLC
23 Concord Street, Wilmington, MA 01887

ARCHITECT OF RECORD :
K O H ARCHITECTURE PLLC
87-10 NORTHERN BLVD. SUITE 204
JACKSON HEIGHTS, NY 11372
(718) 225-6400 phone
Dinah Klarner, RA

PREVIOUS: 5/5/21
DATE: 5/27/21

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- WEST ELEVATION FRONT PORCH - EXTENDED TO THE RIGHT

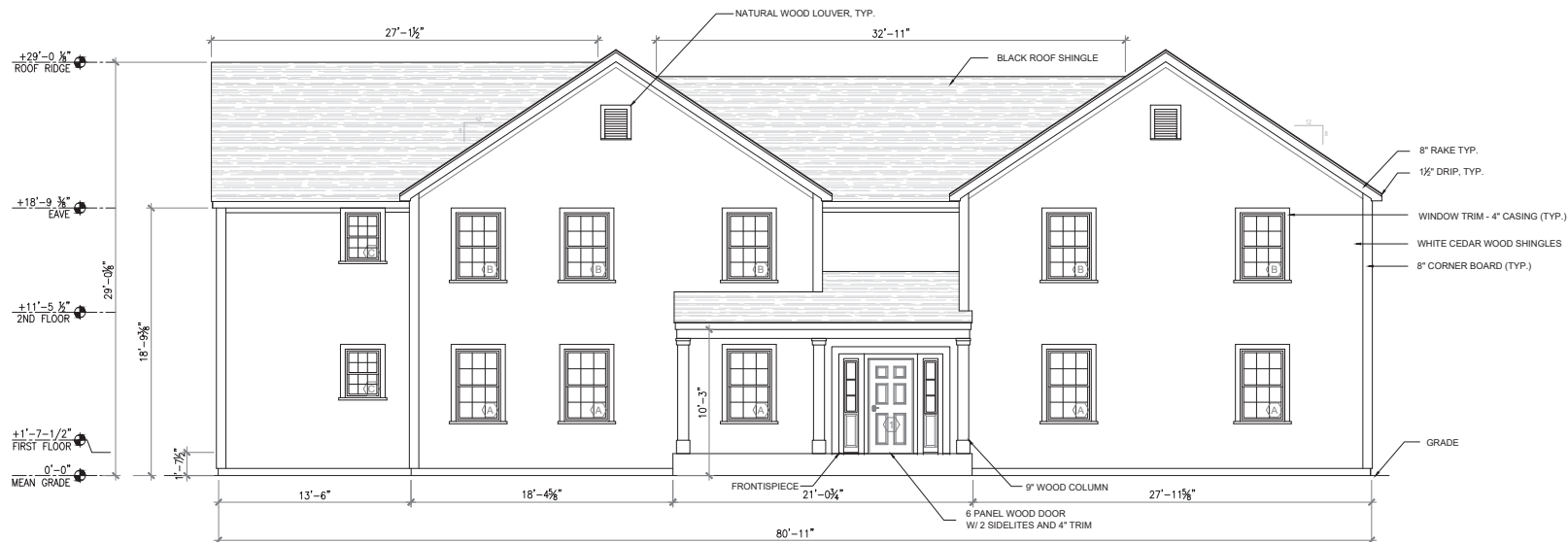
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BY: DRAWN JT DATE: 01/06/2020
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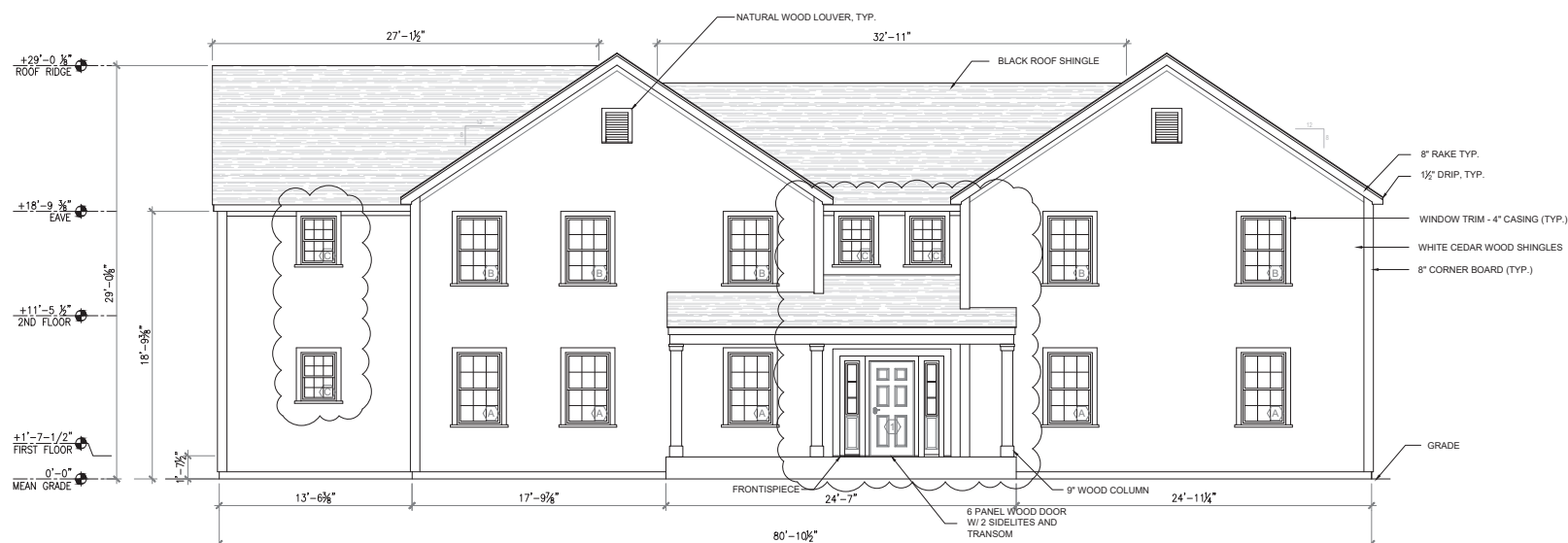
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PROJECT NAME
MEADOWS 2 PHASE 2A APARTMENTS
ADDRESS
MODULE D.3
2 WILDFLOWER DR.
NANTUCKET, MA
DRAWING TITLE
2ND FLOOR PLAN (3,110 SF)
DRAWING NO.

A-3



1 WEST ELEVATION - PREVIOUSLY SUBMITTED
SCALE: 1/4"=1'-0"



2 WEST ELEVATION - REVISED 5/27/21
SCALE: 1/4"=1'-0"

OWNER :
**Richmond Great Point
Development, LLC**
23 Concord Street, Wilmington,
MA 01887

ARCHITECT OF RECORD :
K O H ARCHITECTURE PLLC
87-10 NORTHERN BLVD. SUITE 204
JACKSON HEIGHTS, NY 11372
(718) 225-6400 phone
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PREVIOUS: 5/5/21
DATE: 5/27/21

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- WEST ELEVATION FRONT PORCH - EXTENDED TO THE RIGHT

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CODES,
ORDINANCES,
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DATE: 01/06/2020
BY: DRAWN: JT
REVIEWED: DK
JOB NO.:
SCALE: AS NOTED

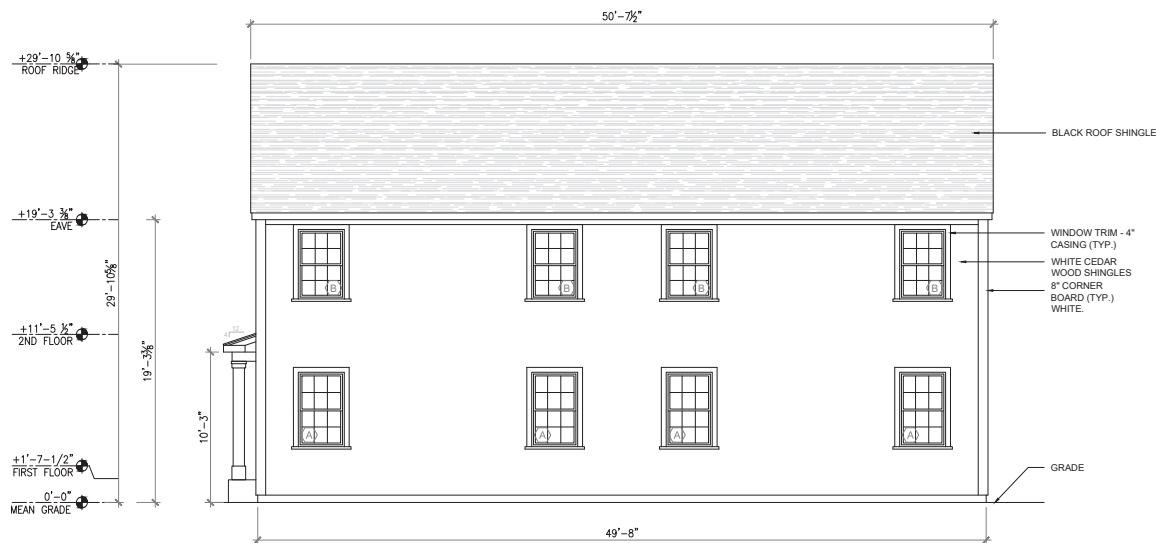
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AND SEAL.

PROJECT NAME
MEADOWS 2 PHASE 2A
APARTMENTS
ADDRESS
MODULE D.3
2 WILDFLOWER DR.
NANTUCKET, MA
DRAWING TITLE

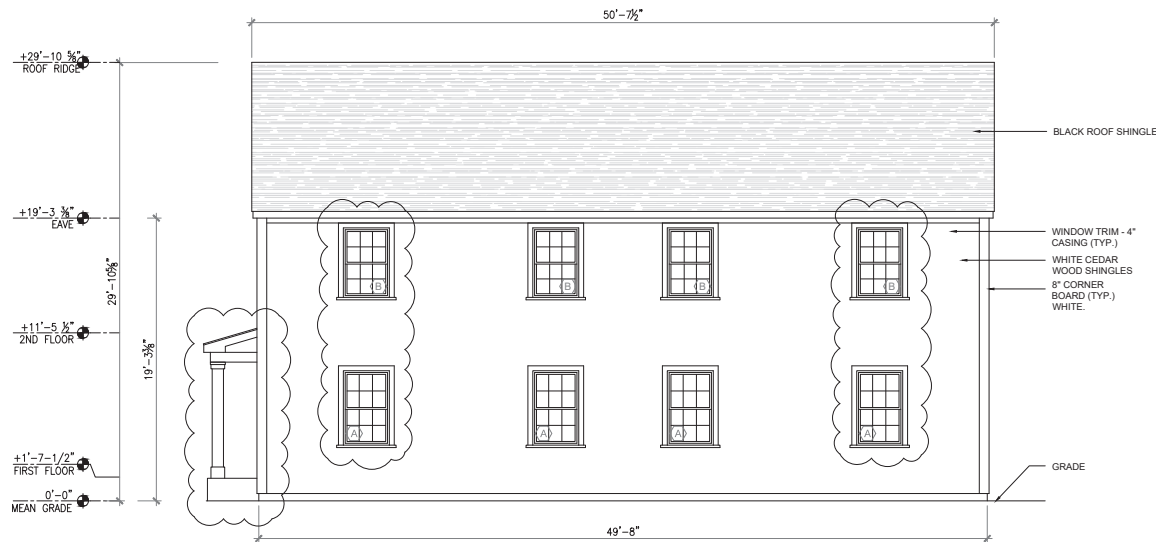
ELEVATIONS

DRAWING NO.

A-4



1 SOUTH ELEVATION - PREVIOUSLY SUBMITTED
SCALE: 1/4"=1'-0"



2 SOUTH ELEVATION - REVISED 5/27/21
SCALE: 1/4"=1'-0"

OWNER :
Richmond Great Point Development, LLC
23 Concord Street, Wilmington, MA 01887

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(718) 225-6400 phone
Dinah Klarinet, RA

PREVIOUS: 5/5/21
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- WEST ELEVATION FRONT PORCH - EXTENDED TO THE RIGHT

NO.	DATE	BY	DESCRIPTION

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BY: DRAWN: JT DATE: 01/06/2020
BY: REVIEWED: DK JOB NO. _____
SCALE: AS NOTED

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PROJECT NAME
MEADOWS 2 PHASE 2A APARTMENTS
ADDRESS
MODULE D.3
2 WILDFLOWER DR.
NANTUCKET, MA
DRAWING TITLE

ELEVATIONS

DRAWING NO.

A-5



OWNER :
Richmond Great Point Development, LLC
23 Concord Street, Wilmington, MA 01887

ARCHITECT OF RECORD :
K O H ARCHITECTURE PLLC
87-10 NORTHERN BLVD. SUITE 204
JACKSON HEIGHTS, NY 11372
(718) 225-6400 phone
Dinah Klarner, RA

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BY: DRAWN JT DATE: 01/06/2020
BY: REVIEWED DK JOB NO. NO.:
SCALE: AS NOTED

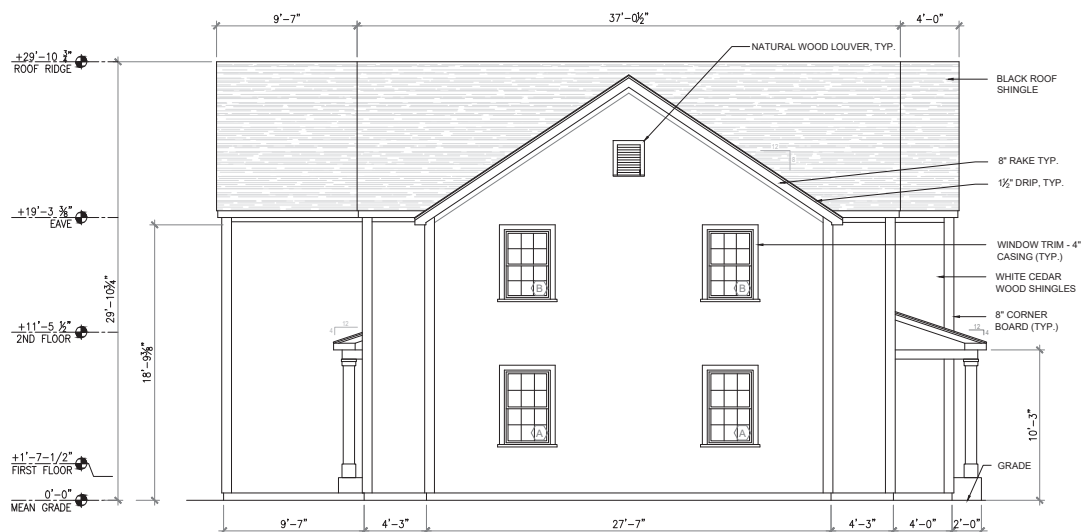
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PROJECT NAME
MEADOWS 2 PHASE 2A APARTMENTS
ADDRESS
MODULE D.3
2 WILDFLOWER DR.
NANTUCKET, MA
DRAWING TITLE

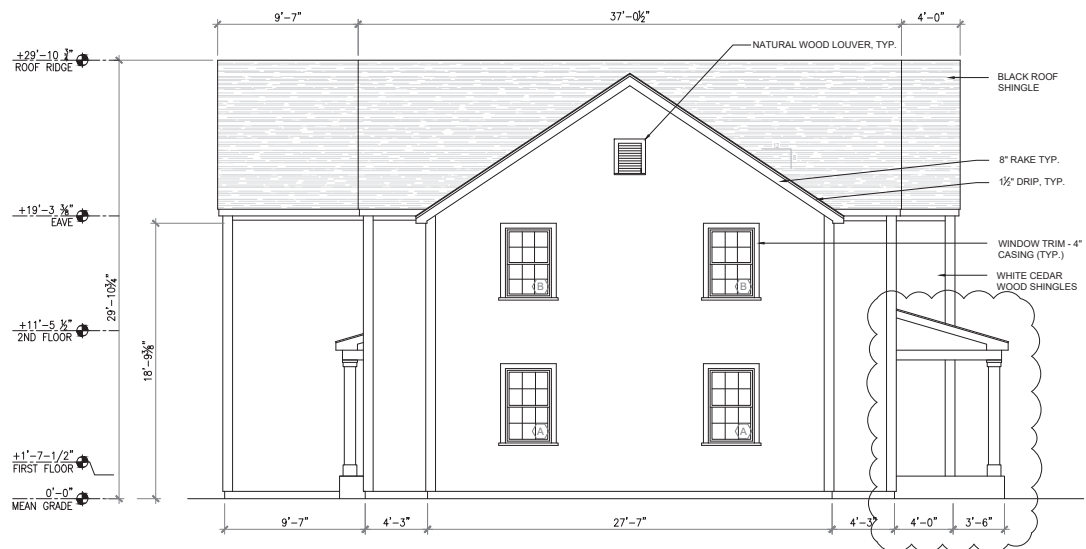
ELEVATIONS

DRAWING NO.

A-6



1 NORTH ELEVATION - PREVIOUSLY SUBMITTED
SCALE: 1/4"=1'-0"



2 NORTH ELEVATION - REVISED 5/27/21
SCALE: 1/4"=1'-0"

OWNER :
Richmond Great Point Development, LLC
23 Concord Street, Wilmington, MA 01887

ARCHITECT OF RECORD :
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87-10 NORTHERN BLVD. SUITE 204
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Dinah Klarinet, RA

PREVIOUS: 5/5/21
DATE: 5/27/21

- ADDED 2 SMALL WINDOWS OVER WEST FRONT DOOR (BECAUSE OF STAIR WALL, CANNOT CENTER ONE WINDOW ABOVE MAIN DOOR)
- WEST & EAST ELEVATIONS - CENTERED SMALL WINDOWS ON BEDROOM WALL
- SOUTH ELEVATION - PULLED WINDOWS AWAY FROM SIDES +/- 2
- FRONT PORCH: DEEPEMED AND WIDENED FRONT PORCH FROM 6' X 21'-6" TO 7'-6" X 24'-7"
- WEST ELEVATION FRONT PORCH - EXTENDED TO THE RIGHT

NO.	DATE	BY	DESCRIPTION

NOTE: ALL WORK SHALL COMPLY WITH LOCAL, MUNICIPAL, AND STATE CODES, ORDINANCES, ETC.

DATE: 01/06/2020
JOB NO:
BY: DRAWN: JT
REVIEWED: DK SCALE: AS NOTED

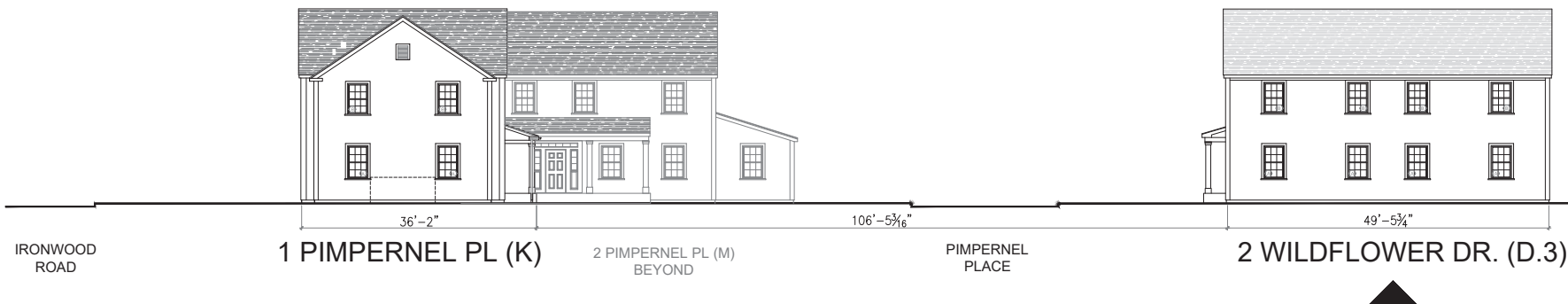
CERTIFICATION AND SEAL

I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT OR ENGINEER UNDER THE LAWS OF THE STATE OF MASSACHUSETTS AS SIGNED BY MY HAND AND SEAL.

PROJECT NAME
MEADOWS 2 PHASE 2A APARTMENTS
ADDRESS
MODULE D.3
2 WILDFLOWER DR.
NANTUCKET, MA
DRAWING TITLE

ELEVATIONS
DRAWING NO.

A-7



1 STREETScape VIEW FACING SOUTH ELEVATIONS FROM WILDWOOD FLOWER DRIVE
SCALE: 1/16" = 1'-0"



2 CONTEXTUAL PHOTOS FROM IRONWOOD ROAD FACING SOUTH
SCALE: NTS

OWNER :
Richmond Great Point Development, LLC
23 Concord Street, Wilmington, MA 01887

ARCHITECT OF RECORD :
K O H ARCHITECTURE PLLC
87-10 NORTHERN BLVD. SUITE 204
JACKSON HEIGHTS, NY 11372
(718) 225-6400 phone
Dinah Klamert, RA

PREVIOUS: 5/5/21
DATE: 5/27/21

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BY: DRAWN JT DATE: 01/06/2020
BY: REVIEWED DK JOB NO: SCALE: AS NOTED

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CERTIFICATION AND SEAL

PROJECT NAME
MEADOWS 2 PHASE 2A APARTMENTS
ADDRESS
MODULE D.3
2 WILDFLOWER DR.
NANTUCKET, MA
DRAWING TITLE
STREETSCAPE & PHOTOS
DRAWING NO.



DISCUSSION DOCUMENT

AHT Priorities – Between July 2021 and Annual Town Meeting 2022 (May 2nd, 2022 @ 5:00pm)

1. Hire New staff person
2. Establish Community Land Trust
3. Develop shared equity / down payment assistance program for year-rounders (homeownership)
4. Safe Harbor maintenance
5. Zoning review
6. Warrant article suggestion
7. 31 Fairgrounds open and occupied (by Summer 2022)
8. Wildflower Acceleration open and occupied (by Summer 2022)
9. Assist in the development of 6 Fairgrounds where we can (private developer project)
10. 135 + 137 Orange Street RFP issued and awarded
11. Vesper Lane plan developed
12. Acquire property to pair with Vesper Lane; develop plan
13. Collaboration with the Nantucket Land Bank
14. Collaboration with Nantucket Preservation Trust
15. Identify and advance funding options to support existing programs and implement programs identified above