



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

2024 JAN 26 AM 10:00
NANTUCKET TOWN CLERK
Posting Number:T 093

Committee / Board	AFFORDABLE HOUSING TRUST
Day, Date, and Time	TUESDAY, January 30 th , 2024 @ 12:30 PM
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-sgxAlfdoxteLNzRAUHIxA
Signature of Chair or Authorized Person	Ellis Ramos Housing & Real Estate Department Office Manager
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 01-30-24

Please list below the topics the chair
reasonably anticipates will be discussed at
the meeting.

PLEASE CLICK ON FOLLOWING LINK TO JOIN ZOOM MEETING:

Join Zoom Meeting

<https://us06web.zoom.us/j/87008585522?pwd=aSlWXtGnfvalh4LVMt4cN2bWaaYnE8.1>

Meeting ID: 870 0858 5522

Passcode: 066678

-
- I. Call to Order
 - II. Approval of Agenda – ACTION
 - III. Public Comments

- IV. Affordable Housing Trust Fund funding sources and remaining funds—
REVIEW.
- V. Habitat for Humanity request for funding for Waitt Drive constructions—
REVIEW & ACTION.
- VI. Request for approval to submit Local Action Unit Application to the State
Executive Office of Housing and Livable Communities (EOHLC) for Habitat
for Humanity Nantucket's Waitt Drive Village.
- VII. Proposal from The Richmond Company regarding acceleration of 80% AMI
Homeownership construction – REVIEW & ACTION.
- VIII. Quarterly update for the Select Board__ REVIEW.
- IX. Other Business

Next Meeting: February 20th at 12:30pm
- X. Board Comments
- XI. 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.
 - i. 16 Vesper Lane
 - ii. Richmond
- XII. Adjourn

Article	Funding	Spent	Proposed	
2016 ATM - Article 10 (\$1M one-time kick-start)	\$ 1,000,000.00			
2017 ATM - Article 26 (\$500k general appropriation)	\$ 500,000.00			
2017 ATM - Article 37 (\$400k CPC annual appropriation)	\$ 400,000.00			
2017 CHIP Grant (for CCAP - 150% AMI)	\$ 75,000.00			
2018 ATM - Article 27 (\$300k general appropriation)	\$ 300,000.00			
2018 ATM - Article 34 (\$400k CPC annual appropriation)	\$ 400,000.00			
2018 CHIP Grant (for CCAP - 150% AMI)	\$ 50,000.00			
2019 ATM - Article 28 (\$5M CPC bonding #1)	\$ 5,000,000.00			
2019 ATM - Article 32 (\$750k CPC annual appropriation)	\$ 750,000.00			
2019 ATM - Article 37 (\$20M bonding authority)	\$ 20,000,000.00			
2019 CHIP Grant (for CCAP - 150% AMI)	\$ 25,000.00			
2019 - Proceeds from closing on 47 Fairgrounds lot	\$ 250,000.00			
2020 ATM - Article 32 (\$150k CPC annual appropriation)	\$ 150,000.00			
2021 ATM - Article 10 (\$1.625M)	\$ 1,625,000.00			
2021 ATM - Article 10 (\$6.5M bonding authority)	\$ 6,500,000.00			
2021 ATM - Article 24 (\$7.5 million debt exclusion)	\$ 7,500,000.00			
2021 ATM - Article 32 (\$800k CPC annual appropriation)	\$ 800,000.00			
2022 ATM - Article 10 (\$1.625M)	\$ 1,625,000.00			
2022 ATM - Article 10 (\$10M bonding authority)	\$ 10,000,000.00			
2022 ATM - Article 20 (\$10M debt exclusion)	\$ 10,000,000.00			
2022 ATM - Article 37 (\$5M CPC bonding #2)	\$ 5,000,000.00			
2023 ATM - Article 10 (\$1,013,044)	\$ 1,013,044.00			
2023 ATM - Article 10 (\$4M bonding authority)	\$ 4,000,000.00			
2023 ATM - Article 18 (\$6.5M permanent override)	\$ 6,500,000.00			
2023 - Proceeds from closing on 16 & 18 Vesper Lane swap	\$ 917,597.00			
12 & 12 R Bartlett Road Land		\$ 2,750,000.00		
135 & 137 Orange Street Land		\$ 3,374,706.00		
Orange Street Easement		\$ 500,000.00		
135 & 137 Orange Street Construction			\$ 6,000,000.00	
31 FG Land		\$ 3,600,000.00		
31FG Construction		\$ 13,200,000.00		
8 White Street Land		\$ 1,200,000.00		
Richmond - Wildflower BuyDown Loan		\$ 2,600,000.00		
Richmond - Violet Place Acceleration		\$ 5,950,000.00		
HFHN - Beach Grass Road Land & Construction		\$ 835,000.00		
HFHN - Benjamin Drive Construction		\$ 975,000.00		
HFHN - Waitt Drive			\$ 4,000,000.00	
18 Vesper Lane Land		\$ 3,500,000.00		
6 FG Financing			\$ 7,500,000.00	
Richmond Sandpiper II Acceleration			\$ 3,100,000.00	
SHI Maintenance			\$ 16,000,000.00	
SHI Maintenance/Land Acquisition			\$ 8,750,000.00	
Totals =	\$ 84,380,641.00	\$ 38,484,706.00	\$ 45,350,000.00	\$ 545,935.00

Future Needs:

12&12R Bartlett Road Construction			\$ 5,875,000.00	
16 Vesper Lane Construction			\$ 7,125,000.00	
SHI Maintenance			\$ 2,000,000.00	
Year Round Buy Down			\$ 4,125,000.00	
Housing Nantucket Construction			\$ 700,000.00	
Totals =			\$ 19,825,000.00	

HABITAT FOR HUMANITY - Waite Drive project

[illegible]

	5B	5A	9B	9A	DUPLEX	
JAN						
FEB	Stage 1	Stage 1	Stage 1	Stage 1		Stage 1 - General requirements
MAR	Stage 2					Stage 2 - Site Prep excavation & Infrastructure
APR	Stage 3	Stage 2				Stage 3 - Concrete & Masonry
MAY		Stage 3	Stage 2			Stage 4 - Construction Water Tight Shell & Utilities
JUN			Stage 3	Stage 2		Stage 5 - Interior Finish, Appliances, Hardware Finishes
JUL				Stage 3		Stage 6 - Landscaping, Parking, Paving
AUG						
SEPT						
OCT						
NOV				Stage 4	Stage 1	
DEC					Stage 2	
Jan-25					Stage 3	
FEB		Stage 5	Stage 5	Stage 5		
MAR	Stage 6			Stage 5		
APR		Stage 6			Stage 4	
MAY			Stage 6			
JUN				Stage 6		
JUL						
AUG						
SEPT					Stage 5	
OCT						
NOV						
DEC					Stage 6	
Jan-26						
FEB						
MAR						
APR						
MAY						
JUN						
JUL						
AUG						
SEPT						
OCT						
NOV						
DEC						

Mr. Brian Sullivan, Chair
2024
The Affordable Housing Trust Fund
c/o Town Administration
16 Broad Street.
Room 111
Nantucket, MA 02554

January 24,

Dear Brian and the AHTF Board,

On behalf of the Board of Habitat for Humanity Nantucket, Inc, I want to sincerely thank the AHTF for your ongoing support of Habitat by helping us with our mission of building hope and community for Nantucket families in the 80% or lower AMI level. The completed sale and transfer of Lots 88, 89 and 90 on Waitt Drive from the Town of Nantucket to Habitat was completed on January 11, 2024. It was approved by the Select Board on November 15, 2023 and the designs approved by the HDC in early December.

We have the people lined up to stake and clear the lots over the next 10 days and have started the permitting process and hope to have the Planning Board approve our secondary dwelling by this Friday, January 26th. We will then immediately file for our foundation permits for the four single family homes. As mentioned, we will go back to stick building the six homes since we have gotten very competitive bids from Miller Starbuck, who built our three homes in Sachems Path and one home on Waitt Drive before we moved to modular for our last 5 homes. We found that even though modular was quicker, the quality and durability were much lower than that of stick building.

Attached are pdf's of the HDC submission and the estimated building costs of the entire project. Below, from the building cost estimates, I have put together an estimate of the timing of the funding needs from the AHTF.

Habitat Nantucket's #'s 5, 7 and 9 Waitt Drive Building project of 6 SHI Listed Homes:

2 x 2 bedroom, 2.5 bath Single Family homes of 1352 Sq Ft finished space with 10 ft ceiling basements.

Estimated cost of \$650,000 each

2 X 3 bedroom, 3.5 bath Single family homes of 2159 Sq Ft finished space with 10 ft ceiling basements.

Estimated cost of \$700,000 each

1 duplex of 2 x 2 bedroom, 2.5 bath Single family homes of 1352 sq ft finished space with 10 ft ceiling.

basements. Estimated cost of \$1,300,000 for the duplex.

Estimated total funding needed from AHTF: \$4,000,000: Breakdown on Cash flow estimate pdf below and project timing pdf

- Need for calendar year 2024 Phase 1: \$ 2,260,000

- Need for calendar year 2025 Phase 2: \$ 1,740,000

Estimated timing needs for the funding:

Phase 1: 4 Single Family homes:

January 2024 \$240,000. Habitat will put up the first money for the 2 phases of the build. \$60,000 per house. That will be \$240,000 for the first phase of the single family homes in January and February 2024 and \$120,000 for the second phase for the duplex in January, 2025. This is the total of our mortgage financing of our 16 homes for the 2 years and donations. This money will partially cover: Architectural designs, permitting, surveying, site Prep, excavation and infrastructure, and ordering of the windows for all the homes.

February 2024 \$260,000: Architectural designs, permitting, surveying, site Prep, excavation and infrastructure, and ordering of the windows for all the homes

April 2024 \$500,000. Concrete and Masonry, and Construction of Watertight shell

July 2024 \$1,000,000. Construction of a watertight shell. Trim, Roofing, and sidewalls. Installation of windows and doors.

October 2024 \$500,000. Utilities, and interior finishes. Decks and porches

Phase 2: Duplex and completion of Single family homes

January 2025 \$120,000. Habitat Phase 2 contribution for duplex. Surveying, site prep, excavation and infrastructure, concrete and masonry

March 2025 \$500,000. Concrete and masonry, construction of a watertight shell. Trim, Roofing, and sidewalls. Installation of windows and doors.

April 2025 \$500,000 Utilities, and interior finishes. Appliances, hardware, and finishes for Single Family homes

August 2025 \$500,000 Decks and porches, Appliances, hardware, and finishes for duplex

September \$240,000 Landscaping and parking, contingency and final bills

Total estimated cost of project \$4,360,000 including a 9% contingency.

We are very appreciative and could not be doing this without your support.

Sincerely,

Gerry Keneally.

President of Habitat for Humanity Nantucket



REQUIRED WITH ALL APPLICATIONS:

- X 1. **Completed Application Form:** Description of ALL work must be indicated on application form.
- X 2. **Property Owner's Signature:** Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
- X 3. **Application Fee:** See back of application for fee schedule or call the office.
- X 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) <https://www.nantucket-ma.gov/151/GIS-Maps>
- X 5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc..*
- X 6. **8-1/2" x 11" Copies of ALL Application Materials:** Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.
- X 7. **Photographs:** Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
- X 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

- N/A 1. **Supplemental Information for Historic Buildings:** It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.
- X 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.
- N/A 3. **As-Built Plans (1copy):** of existing elevations
- X 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.
- X 5. **Topographic Map:** Must show existing and proposed grade for any change of more than one foot in height on grade. Retaining walls must be applied for separately (see hardscaping plan).
- X 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
- GA 7. **I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.**
(initial to indicate read and understand)
- X 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
- N/A 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 67 PARCEL N°: 920
Street & Number of Proposed Work: 5 Waitt Drive
Owner of record: Town of Nantucket
Mailing Address: 16 Broad St, Nantucket
MA
Contact Phone #: 228-2820 E-mail: hello@g-arc.info

AGENT INFORMATION (if applicable)

Name: Gryphon Architects
Mailing Address: PO Box 325
Nantucket MA 02554
Contact Phone #: 228-2820 E-mail: hello@g-arc.info

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: \$ _____
Must be acted on by: _____
Extended to: _____
Approved: _____ Disapproved: _____
Chairman: _____
Member: _____
Member: _____
Member: _____
Member: _____
Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☒ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 26' Sq. Footage 1st floor: 820 SF Decks/Patio: Size: 70 SF ☒ 1st floor ☐ 2nd floor
Width: 35' Sq. footage 2nd floor: 820 SF Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 0'-0" South _____ East _____ West _____
Height of ridge above final finish grade: North 27'-2" South 27'-2" East _____ West _____

Additional Remarks

REVISIONS*

Historic Name: _____ (describe) _____
Original Date: _____
Original Builder: _____

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

New Primary Dwelling

Is there an HDC survey form for this building attached? ☐ Yes ☒ N/A *Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 10" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 9 /12 Secondary Mass 9 /12 Dormer 5 /12 Other _____

Roofing material: ☒ Asphalt: ☒ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☒ Aluminum ☐ Copper ☐ Leaders (material) Aluminum

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles NTW ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side

☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☒ Other Boral Composite

B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia SEE DRAWINGS Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer Anderson

Doors* (type and material): ☐ TDL ☒ SDL Front Mahogany Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW Clapboard (if applicable) _____ Roof Black Charcoal
Trim white Sash white Doors Polgar Blue
Deck NTW Foundation NTW Fence N/A Shutters N/A

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 11/17/2023 Signature of owner of record [Signature] Signed by GK under consent of owner Signed under penalties of perjury



We build strength, stability, self-reliance and shelter.

November 16, 2023

Mr. Ray Pohl
Chairman, Historic District Commission
Town of Nantucket
2 Fairgrounds Road
Nantucket MA 02554

Dear Mr. Pohl:

I am writing on behalf of Nantucket's Habitat for Humanity, petitioning for a waiver of the HDC application fees for our next Habitat project – 4 single family homes and one duplex – located at 5A & B Waitt Drive; 7A & 7B Waitt Drive (duplex); and 9A & 9B Waitt Drive.

In the recent past, the HDC application fees have been waived, and we are hopeful that we can secure the same waivers for these Habitat homes.

Habitat strives to build simple, decent homes that are cost efficient and energy efficient for the numerous families on Nantucket that need affordable housing.

These new homes will be added to the Town's Subsidized Housing Inventory (SHI) list, and will help the Town to maintain its current "Safe Harbor" designation.

Habitat homes carry deed restrictions which mandate that the homes be forever affordable, and that subsequent owners must meet certain maximum income requirements – in the same way that the original owners qualified.

A waiver of the HDC application fees will be a significant contribution to Habitat's ongoing efforts to keep its building costs as low as possible.

Please contact me if I can provide any additional information. Many thanks for considering this request.

Sincerely,

A handwritten signature in blue ink that reads "R. J. Hussey".

Richard Hussey
Habitat Nantucket Board member



Waite Drive



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po box 325 nantucket ma 02554
508 228 2820 gryphonarchitects.com

No.	Description	Date
10	HDC Submission	2023.11.20

Habitat for Humanity
Nantucket
5.7.9 Waite Drive
Nantucket MA

67 / 921

P1



Waitt Drive

5 Waitt Drive

3 Waitt Drive

20 Ticcoma Way

18 Ticcoma Way



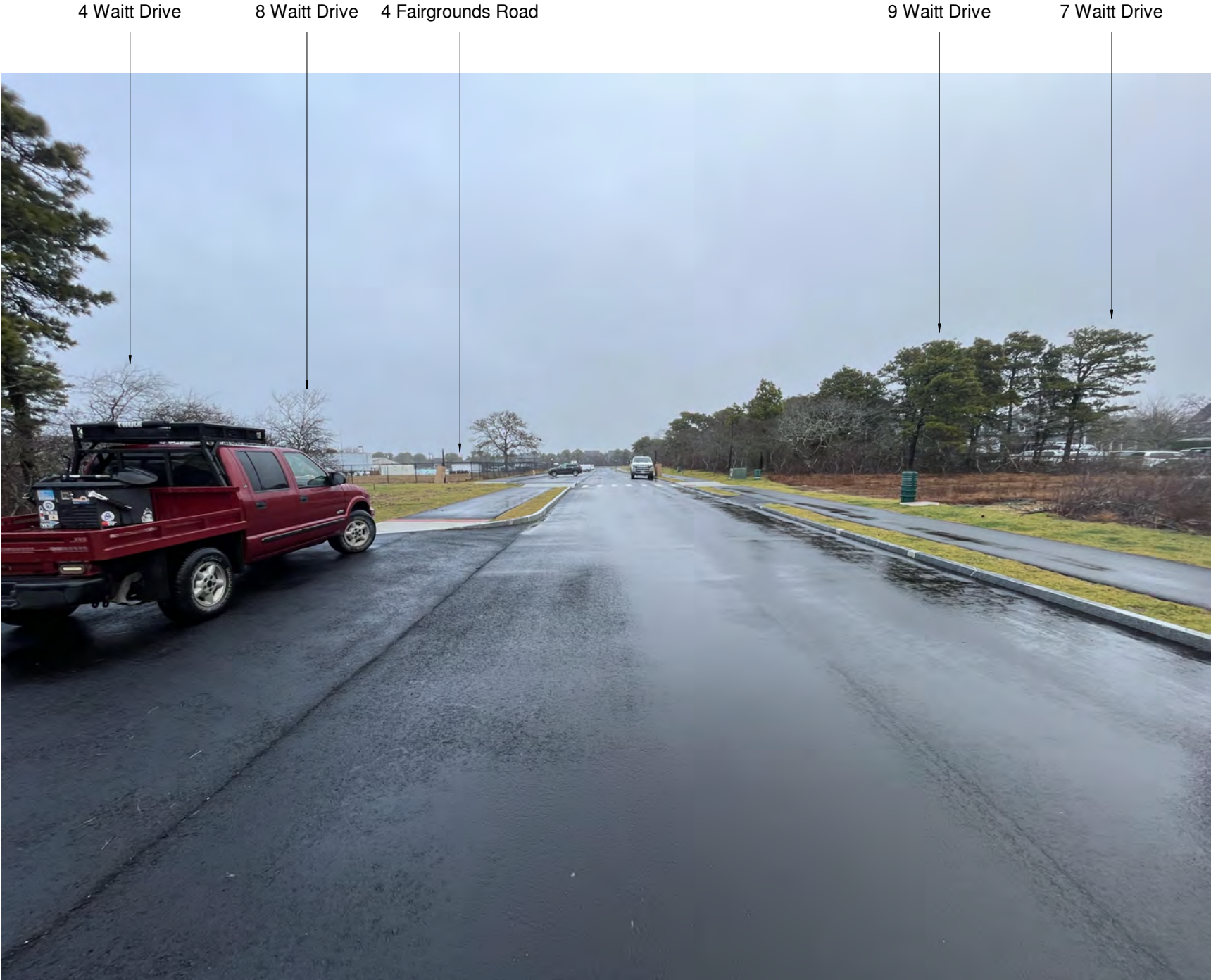
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No.	Description	Date
10	HDC Submission	2023.11.20

Habitat for Humanity
Nantucket
5.7.9 Waitt Drive
Nantucket MA 67 | 921

P2



Waitt Drive

4 Waitt Drive

8 Waitt Drive

4 Fairgrounds Road

9 Waitt Drive

7 Waitt Drive

Habitat for
Humanity
Nantucket
5,7,9 Waitt Drive
Nantucket MA 02554

67 / 921

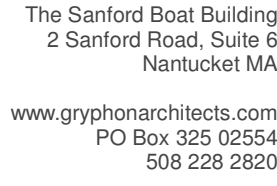
P3

No.	Description	Date
10	HDC Submission	2023.11.20

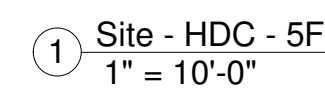
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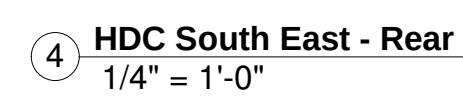
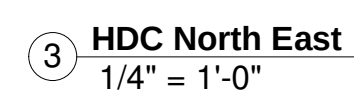
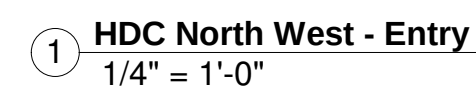
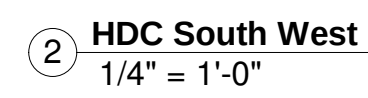


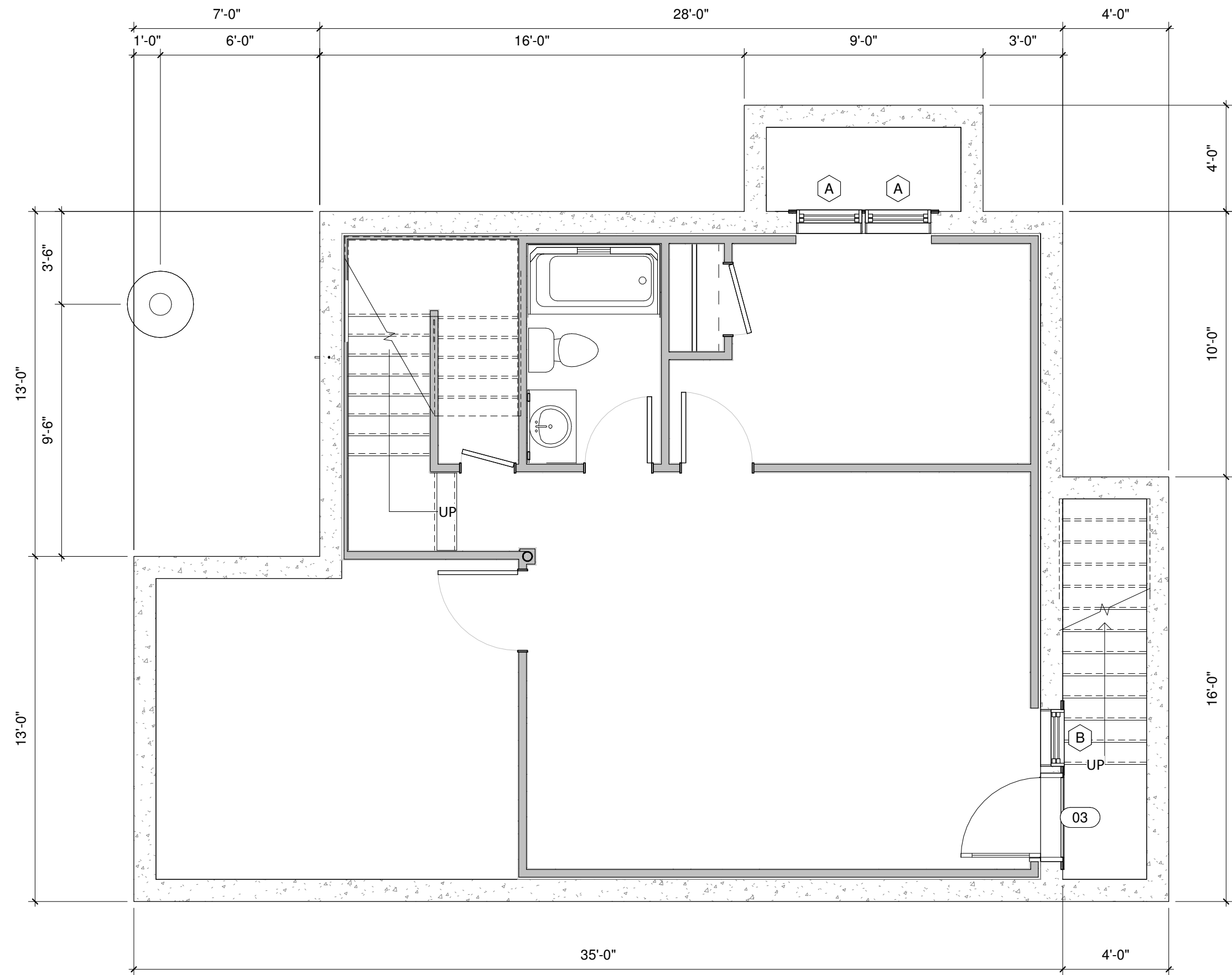
Structure	
	Site Plan



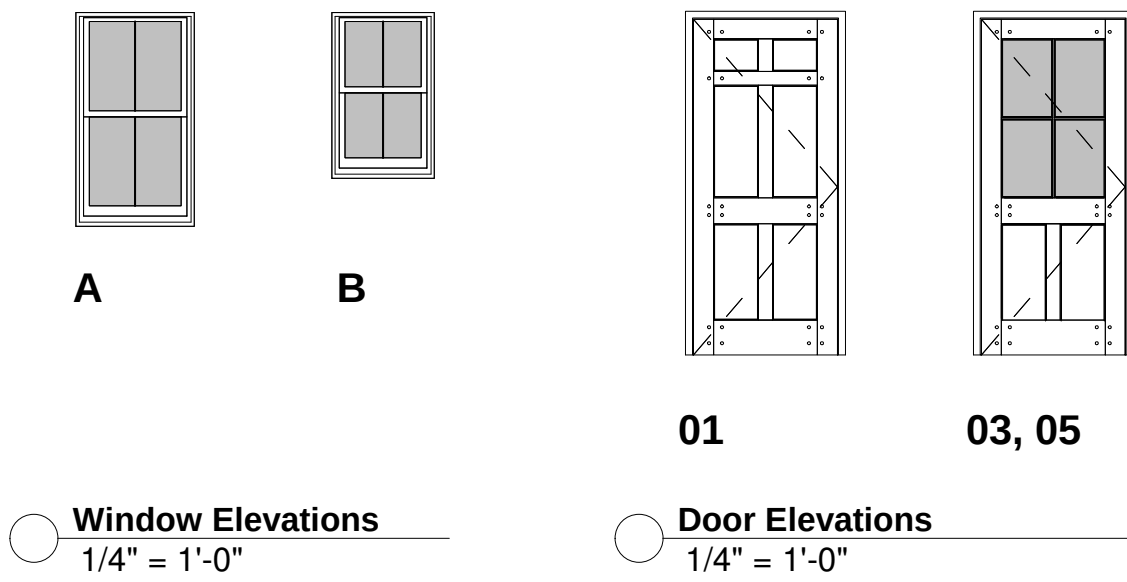
#	Description	Date
10	HDC Submission	2023.11.20

HDC-5F

[illegible]



1 Floor 0 HDC
1/4" = 1'-0"



Window Schedule - HDC						
Type Mark	Manufacturer	Designation	Width	Height	Exterior Unit Finish	Comments
A	Andersen Corporation	TW2442	2'-5 5/8"	4'-4 7/8"	Vinyl - Andersen - White	
B	Andersen Corporation	TW2032	2'-1 5/8"	3'-4 7/8"	Vinyl - Andersen - White	

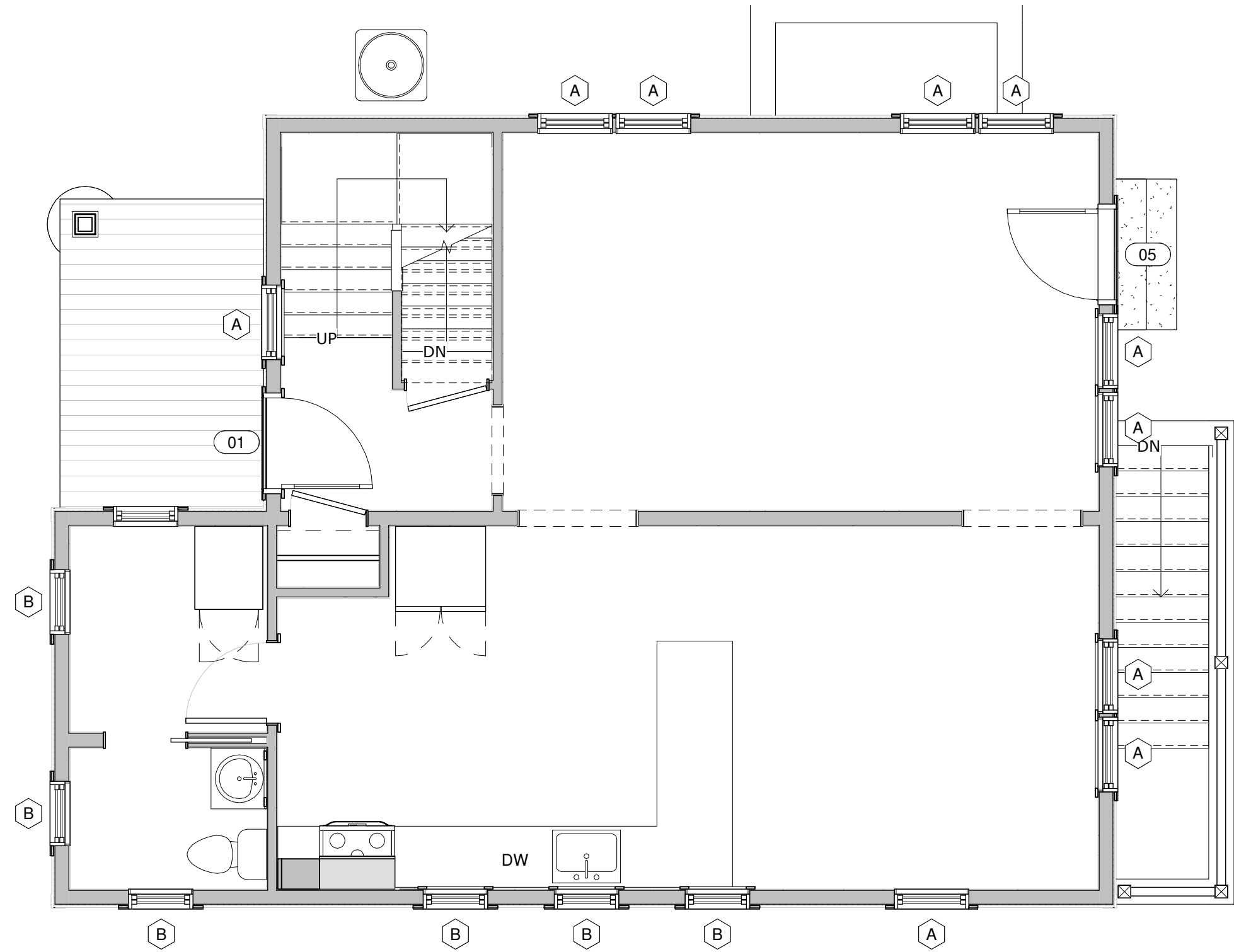
Door Schedule - HDC						
Mark	Manufacturer	Model	Width	Height	Function	Comments
01	Simpsons Door Company	77130	3'-0"	7'-0"	Exterior	Painted Folger Blue
03	Simpsons Door Company	77943	3'-0"	7'-0"	Exterior	Painted White
05	Simpsons Door Company	77943	3'-0"	7'-0"	Exterior	Painted White

Specifications - Windows

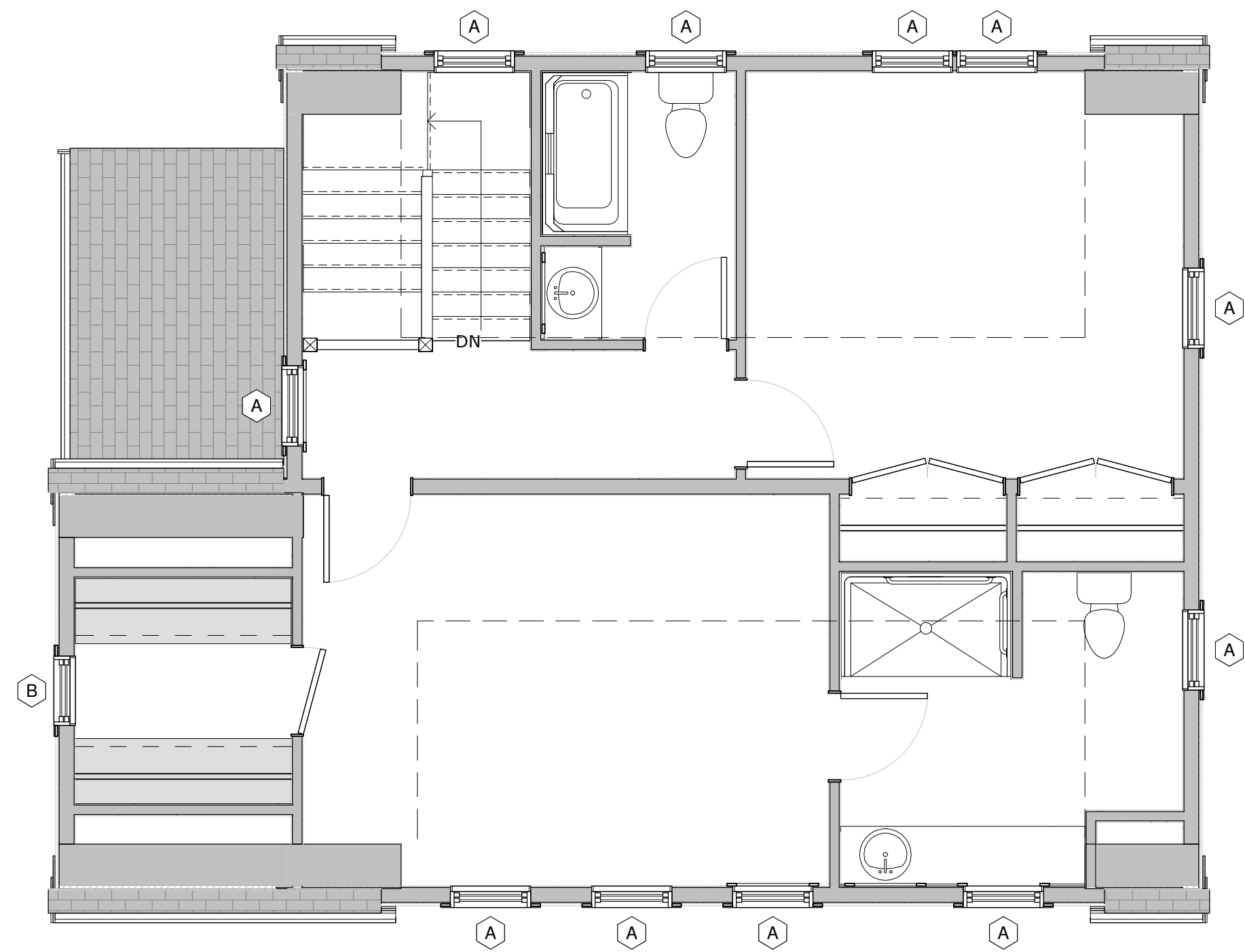
Muntins: SDL
Screens: Full sash
Storms: None
Interior Finish: White
Hardware: Sash locks - White

Specifications - Doors

Muntins: SDL
Storms: Andersen metal storms
with glazed panel at Simpson Doors
Interior Finish: Andersen - White
Hardware: By Owner



2 Floor 1 HDC
1/4" = 1'-0"



3 Floor 2 HDC
1/4" = 1'-0"

TOWN OF NANTUCKET
HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER.....Town of Nantucket
MAILING ADDRESS.....16 Broad Street, Nantucket, MA 02554
PROPERTY LOCATION.....5 Waite Drive
ASSESSORS MAP/PARCEL.....67 / 920
SUBMITTED BY:.....Gryphon Architects Inc.

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

November 13, 2023
DATE

ASSESSOR'S OFFICE
TOWN OF NANTUCKET



HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road

Nantucket, Massachusetts 02554

Telephone: 508.325.7587

Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 5 Waitt Drive

Tax Map Number: 67 Parcel Number: 920

Owner of Record: Town of Nantucket

Description of Proposal: Construct primary and secondary dwellings

Anticipated HDC Submission Date: 2023.11.20

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

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If you have any questions, please contact the HDC office at 508.325.7587.

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The above meeting policies may be waived at the discretion of the Chair.

MALI SUNIL M & NAKARMI GITA
C/O HABITAT FOR HUMANITY
PO BOX 1022
NANTUCKET, MA 02554

See Reverse for Instructions

See Reverse for Instructions

See Reverse for Instructions

See Reverse for Instructions



REQUIRED WITH ALL APPLICATIONS:

- X 1. **Completed Application Form:** Description of ALL work must be indicated on application form.
- X 2. **Property Owner's Signature:** Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
- X 3. **Application Fee:** See back of application for fee schedule or call the office.
- X 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) <https://www.nantucket-ma.gov/151/GIS-Maps>
- X 5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc..*
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- X 7. **Photographs:** Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
- X 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

- N/A 1. **Supplemental Information for Historic Buildings:** It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.
- X 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.
- N/A 3. **As-Built Plans (1copy):** of existing elevations
- X 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.
- X 5. **Topographic Map:** Must show existing and proposed grade for any change of more than one foot in height on grade. Retaining walls must be applied for separately (see hardscaping plan).
- X 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
- GA 7. **I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.**
(initial to indicate read and understand)
- X 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
- N/A 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, Building with Nantucket in Mind, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 67 PARCEL N°. 920
Street & Number of Proposed Work: 5 Waitt Drive
Owner of record: Town of Nantucket
Mailing Address: 16 Broad Street
Nantucket MA 02554
Contact Phone #: 228-2820 E-mail: Hello@g-arc.info

AGENT INFORMATION (if applicable)

Name: G-yrphon Architects
Mailing Address: PO Box 325
Nantucket MA 02554
Contact Phone #: 228-2820 E-mail: Hello@g-arc.info

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: \$ _____
Must be acted on by: _____
Extended to: _____
Approved: _____ Disapproved: _____
Chairman: _____
Member: _____
Member: _____
Member: _____
Member: _____
Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☒ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 26' Sq. Footage 1st floor: 676 SF Decks/Patio: Size: 90 SF ☒ 1st floor ☐ 2nd floor
Width: 26' Sq. footage 2nd floor: 676 SF Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 0'0" South _____ East _____ West _____
Height of ridge above final finish grade: North 27'-2" South _____ East _____ West _____

Additional Remarks

REVISIONS*

Historic Name: _____ (describe)
Original Date: _____
Original Builder: _____

Is there an HDC survey form for this building attached? ☐ Yes ☒ N/A *Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 10" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 9/12 Secondary Mass X/12 Dormer 5/12 Other _____

Roofing material: ☒ Asphalt: ☒ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☒ Aluminum ☐ Copper ☒ Leaders (material) Aluminum

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles NTW ☐ Clapboard (exposure: _____ inches) Front ☐ Side
☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☒ Other Boral Composite

B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia SEE DRAWINGS Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer Anderson

Doors* (type and material): ☐ TDL ☒ SDL Front Anthracite Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW Clapboard (if applicable) _____ Roof Black Charcoal
Trim White Sash White Doors Folger Blue + white
Deck NTW Foundation NTW Fence N/A Shutters N/A

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 11.17.2023 Signature of owner of record _____ signed by GA under Consent of owner Signed under penalties of perjury



We build strength, stability, self-reliance and shelter.

November 16, 2023

Mr. Ray Pohl
Chairman, Historic District Commission
Town of Nantucket
2 Fairgrounds Road
Nantucket MA 02554

Dear Mr. Pohl:

I am writing on behalf of Nantucket's Habitat for Humanity, petitioning for a waiver of the HDC application fees for our next Habitat project – 4 single family homes and one duplex – located at 5A & B Waitt Drive; 7A & 7B Waitt Drive (duplex); and 9A & 9B Waitt Drive.

In the recent past, the HDC application fees have been waived, and we are hopeful that we can secure the same waivers for these Habitat homes.

Habitat strives to build simple, decent homes that are cost efficient and energy efficient for the numerous families on Nantucket that need affordable housing.

These new homes will be added to the Town's Subsidized Housing Inventory (SHI) list, and will help the Town to maintain its current "Safe Harbor" designation.

Habitat homes carry deed restrictions which mandate that the homes be forever affordable, and that subsequent owners must meet certain maximum income requirements – in the same way that the original owners qualified.

A waiver of the HDC application fees will be a significant contribution to Habitat's ongoing efforts to keep its building costs as low as possible.

Please contact me if I can provide any additional information. Many thanks for considering this request.

Sincerely,

A handwritten signature in blue ink that reads "R. J. Hussey".

Richard Hussey
Habitat Nantucket Board member



Waite Drive



This drawing represents a design intent and concept only. This document and all associated documents are prepared for a specific site and event, and incorporate calculations and measurements available from the client at the time of drafting. No other drawings, specifications, or data shall be used or disseminated except as required for the specific event named without the written permission of the designer. The contents of this document are not to be reproduced or copied in whole or part without the written permission of Gryphon Architects Inc. Use of this design is granted to the client for the specified and named event only. Copyright © 11/14/2023 6:11:15 PM

po box 325 nantucket ma 02554
508 228 2820 gryphonarchitects.com

No.	Description	Date
10	HDC Submission	2023.11.20

Habitat for Humanity
Nantucket
5,7,9 Waite Drive
Nantucket MA

67 | 921

P1



Waitt Drive

5 Waitt Drive

3 Waitt Drive

20 Ticcoma Way

18 Ticcoma Way



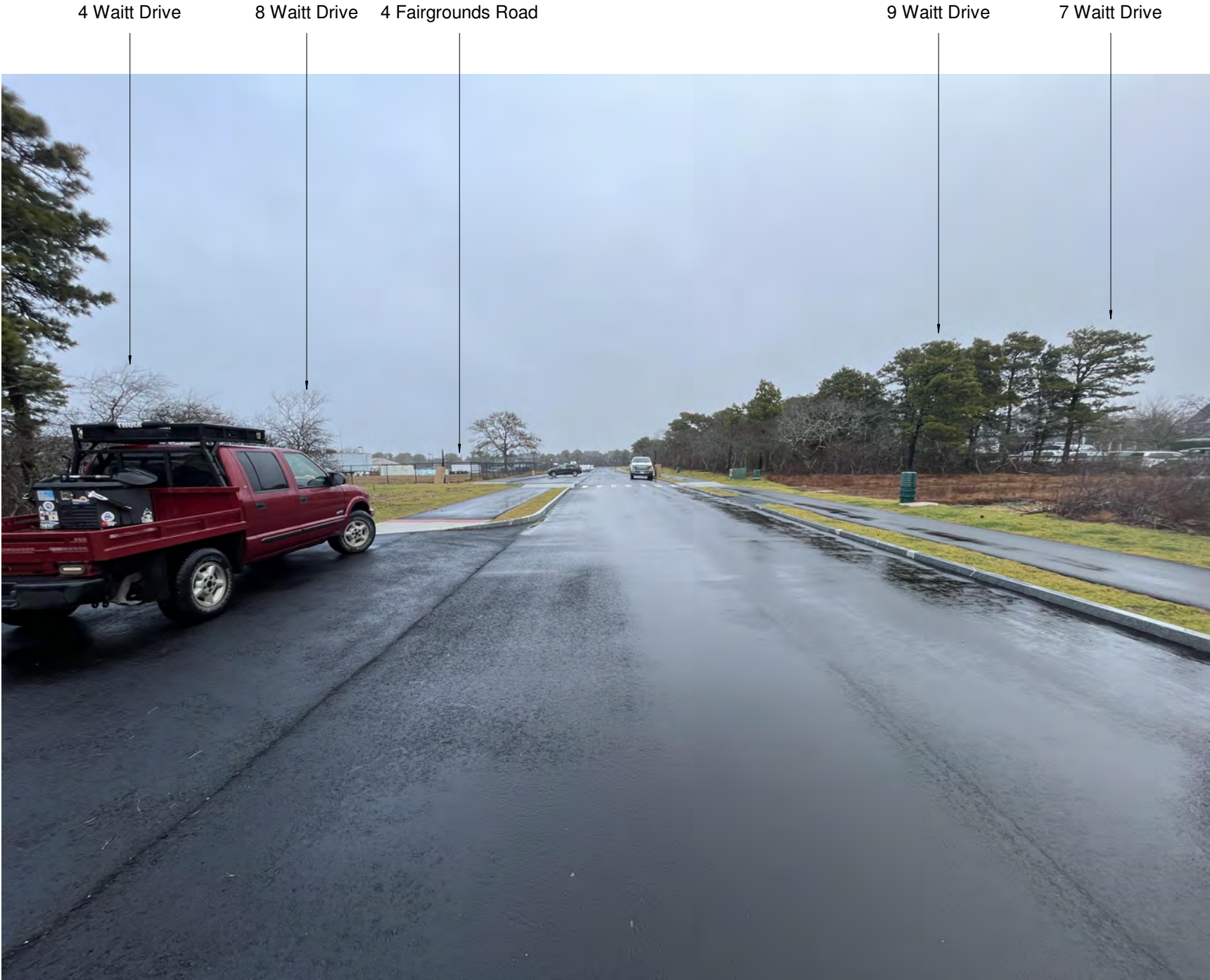
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No.	Description	Date
10	HDC Submission	2023.11.20

Habitat for
Humanity
Nantucket
5.7.9 Waitt Drive
Nantucket MA 67 | 921

P2



Waitt Drive

4 Waitt Drive

8 Waitt Drive

4 Fairgrounds Road

9 Waitt Drive

7 Waitt Drive

Habitat for
Humanity
Nantucket
5,7,9 Waitt Drive
Nantucket MA 02554

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P3



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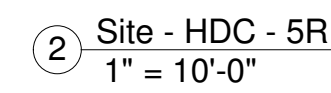
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The Sanford Boat Building
2 Sanford Road, Suite 6
Nantucket MA
www.gryphonarchitects.com
PO Box 325 02554
508 228 2820

5,7,9 Waitt Drive
Nantucket MA

Structure _____ Site Plan _____



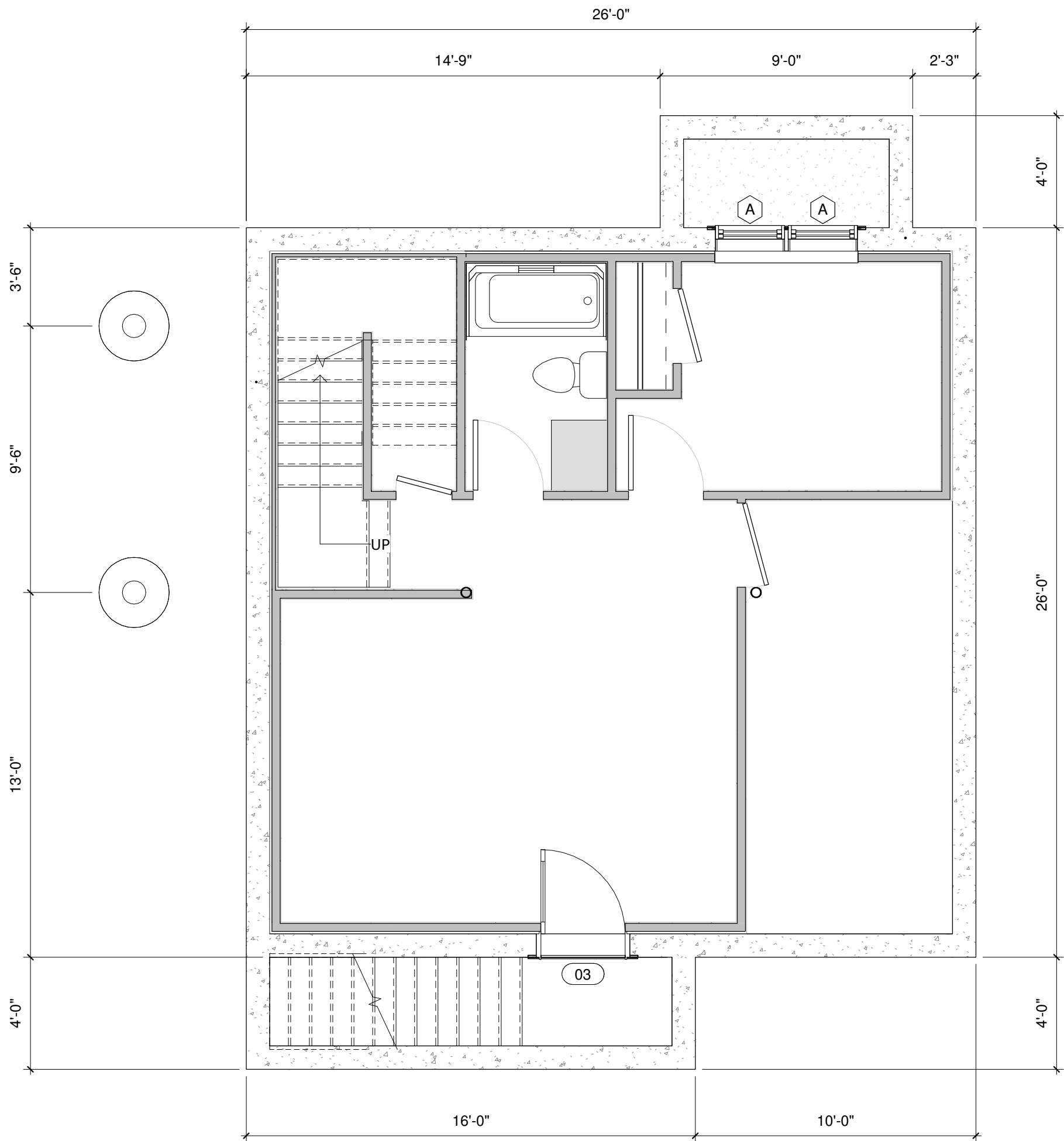
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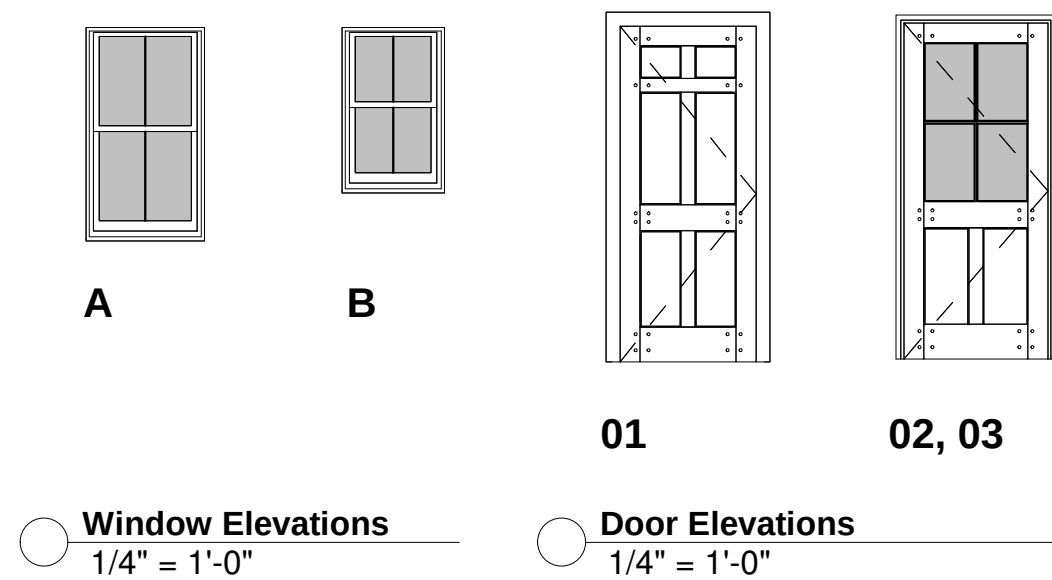
HDC-5R

HDC Submission

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1 Floor 0 HDC
1/4" = 1'-0"



Window Schedule - HDC						
Type Mark	Manufacturer	Designation	Width	Height	Exterior Unit Finish	Comments
A	Andersen Corporation	TW2442	2'-5 5/8"	4'-4 7/8"	Vinyl - Andersen - White	
B	Andersen Corporation	TW2032	2'-1 5/8"	3'-4 7/8"	Vinyl - Andersen - White	

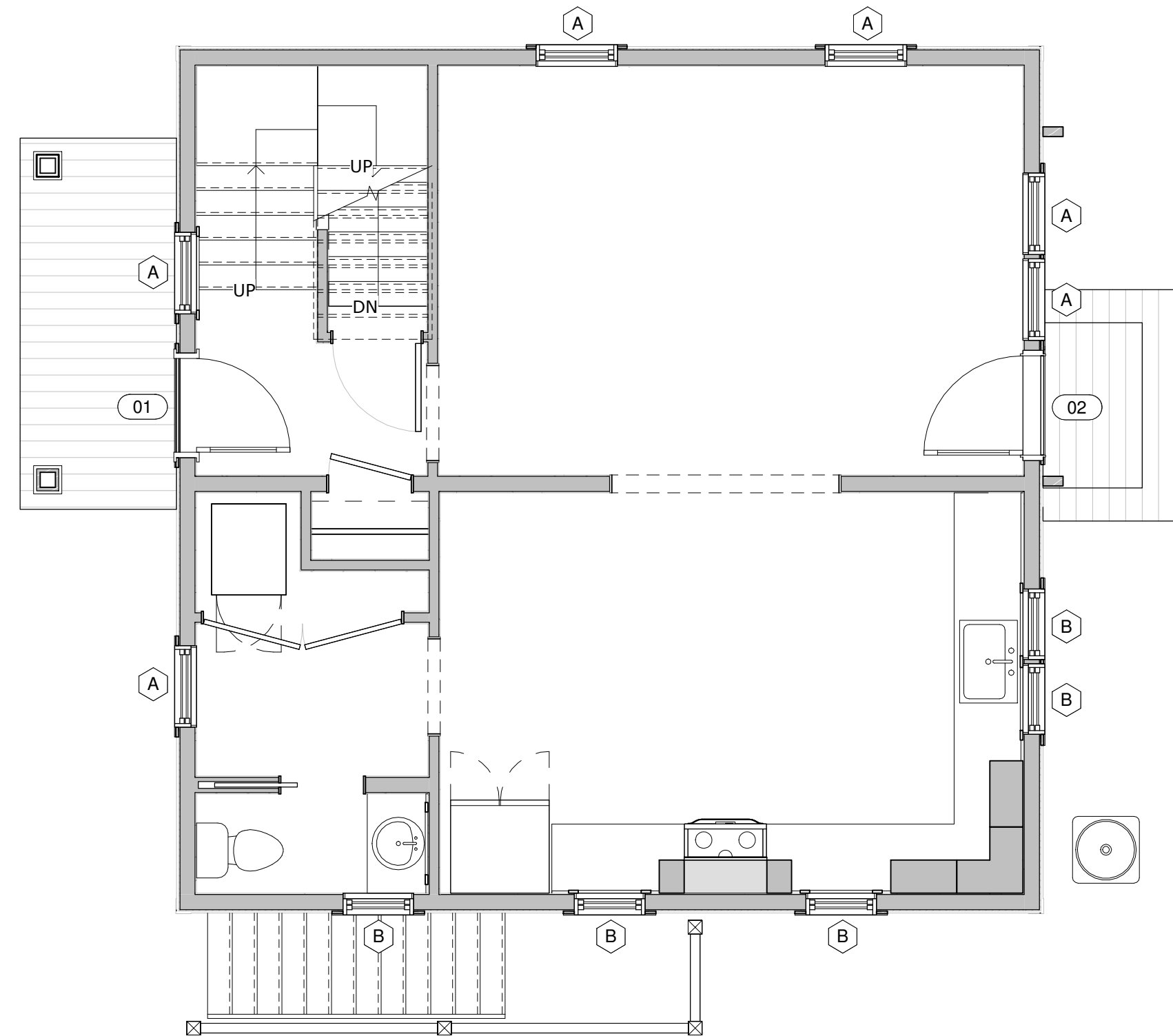
Door Schedule - HDC						
Mark	Manufacturer	Model	Width	Height	Function	Comments
01	Simpsons Door Company	77130	2'-10"	7'-0"	Exterior	Painted Folger Blue
02	Simpsons Door Company	77943	3'-0"	7'-0"	Exterior	Painted White
03	Simpsons Door Company	77943	3'-0"	7'-0"	Exterior	Painted White

Specifications - Windows

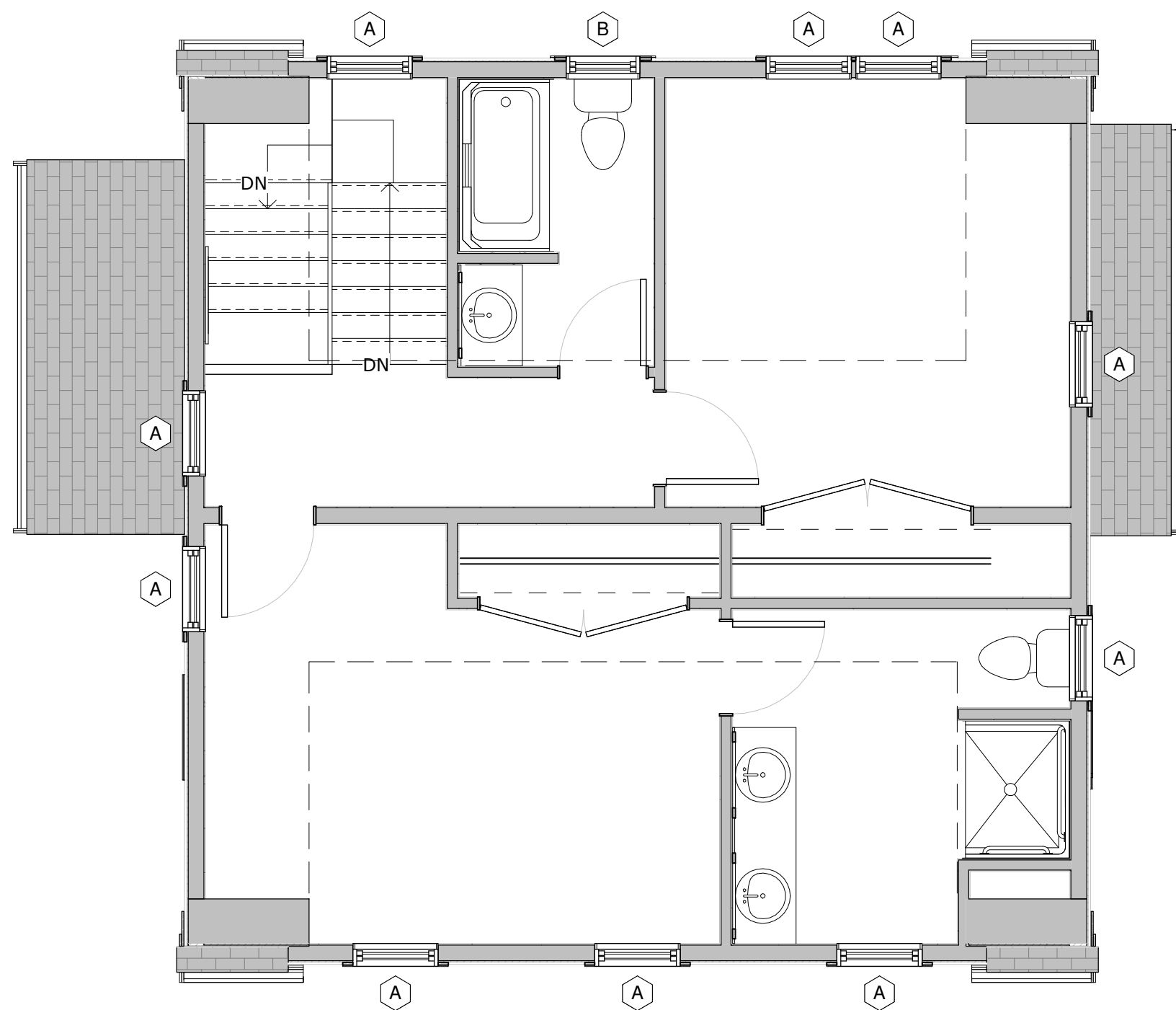
Muntins: SDL
Screens: Full sash
Storms: None
Interior Finish: White
Hardware: Sash locks - White

Specifications - Doors

Muntins: SDL
Storms: Andersen metal storms with glazed panel at Simpson Doors
Interior Finish: Andersen - White
Hardware: By Owner



2 Floor 1 HDC
1/4" = 1'-0"



3 Floor 2 HDC
1/4" = 1'-0"

Owner

Habitat Nantucket

Location

5 Waitt Drive
Nantucket MA
67 / 920

Structure

Rear House

Design

#	Description	Date
7	HDC Submission	2023.11.20

Plans

TOWN OF NANTUCKET
HISTORIC DISTRICT COMMISSION

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21 AMELIA DRIVE LLC
105 NEWBURY STREET
BOSTON, MA 02116

NANTUCKET TOWN OF
16 BROAD STREET
NANTUCKET, MA 02554

MALI SUNIL M & NAKARMI GITA
C/O HABITAT FOR HUMANITY
PO BOX 1022
NANTUCKET, MA 02554

NANTUCKET TOWN OF
16 BROAD STREET
NANTUCKET, MA 02554

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- X 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.
- N/A 3. **As-Built Plans (1copy):** of existing elevations
- X 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.
- X 5. **Topographic Map:** Must show existing and proposed grade for any change of more than one foot in height on grade. Retaining walls must be applied for separately (see hardscaping plan).
- X 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
- GA 7. **I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.**
(initial to indicate read and understand)
- X 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
- N/A 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

DATE ISSUED: _____

CERTIFICATE OF APPROPRIATENESS

for structural work.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application.
Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference. The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 67 PARCEL N°: 921
Street & Number of Proposed Work: 7 Waitt Drive
Owner of record: Town of Nantucket
Mailing Address: 16 Broad St,
Nantucket MA 02551
Contact Phone #: 228-2820 E-mail: Hello@g-arc.info

AGENT INFORMATION (if applicable)

Name: Gryphon Architects
Mailing Address: PO Box 325
Nantucket MA 02554
Contact Phone #: 228-2820 E-mail: Hello@g-arc.info

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: \$ _____
Must be acted on by: _____
Extended to: _____
Approved: _____ Disapproved: _____
Chairman: _____
Member: _____
Member: _____
Member: _____
Member: _____
Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☒ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 45' Sq. Footage 1st floor: 1,350 SF Decks/Patio: Size: 220 ☒ 1st floor ☐ 2nd floor
Width: 30' Sq. footage 2nd floor: 1,350 SF Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 0'-0" South _____ East _____ West _____
Height of ridge above final finish grade: North 28'-7" South _____ East _____ West _____

Additional Remarks _____

REVISIONS*

1. East Elevation
2. South Elevation New Duplex
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A *Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 10" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers
Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____
Roof Pitch: Main Mass 9 /12 Secondary Mass X /12 Dormer 5 /12 Other _____
Roofing material: ☒ Asphalt ☒ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☒ Aluminum ☐ Copper ☒ Leaders (material) Aluminum

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles NTW ☐ Clapboard (exposure: _____ inches) Front ☐ Side

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☒ Other Boral Composite

B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia SEE DRAWINGS Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns / Posts: Round _____ Square _____

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☒ SSDL's (Simulated Divided Lights) Manufacturer Anderson

Doors* (type and material): ☐ TDL ☒ SDL Front MAHOGANY Rear _____ Side X

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW Clapboard (if applicable) _____ Roof Charcoal Black
Trim White Sash White Doors MAIN STREET Yellow-white
Deck NTW Foundation NTW Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 11.17.2023 Signature of owner of record _____ Signed under penalties of perjury



We build strength, stability, self-reliance and shelter.

November 16, 2023

Mr. Ray Pohl
Chairman, Historic District Commission
Town of Nantucket
2 Fairgrounds Road
Nantucket MA 02554

Dear Mr. Pohl:

I am writing on behalf of Nantucket's Habitat for Humanity, petitioning for a waiver of the HDC application fees for our next Habitat project – 4 single family homes and one duplex – located at 5A & B Waitt Drive; 7A & 7B Waitt Drive (duplex); and 9A & 9B Waitt Drive.

In the recent past, the HDC application fees have been waived, and we are hopeful that we can secure the same waivers for these Habitat homes.

Habitat strives to build simple, decent homes that are cost efficient and energy efficient for the numerous families on Nantucket that need affordable housing.

These new homes will be added to the Town's Subsidized Housing Inventory (SHI) list, and will help the Town to maintain its current "Safe Harbor" designation.

Habitat homes carry deed restrictions which mandate that the homes be forever affordable, and that subsequent owners must meet certain maximum income requirements – in the same way that the original owners qualified.

A waiver of the HDC application fees will be a significant contribution to Habitat's ongoing efforts to keep its building costs as low as possible.

Please contact me if I can provide any additional information. Many thanks for considering this request.

Sincerely,

A handwritten signature in blue ink that reads "R. J. Hussey".

Richard Hussey
Habitat Nantucket Board member



Waite Drive



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po box 325 nantucket ma 02554
508 228 2820 gryphonarchitects.com

No.	Description	Date
10	HDC Submission	2023.11.20

Habitat for Humanity
Nantucket
5,7,9 Waite Drive
Nantucket MA

67 / 921

P1



Waitt Drive

5 Waitt Drive

3 Waitt Drive

20 Ticcoma Way

18 Ticcoma Way



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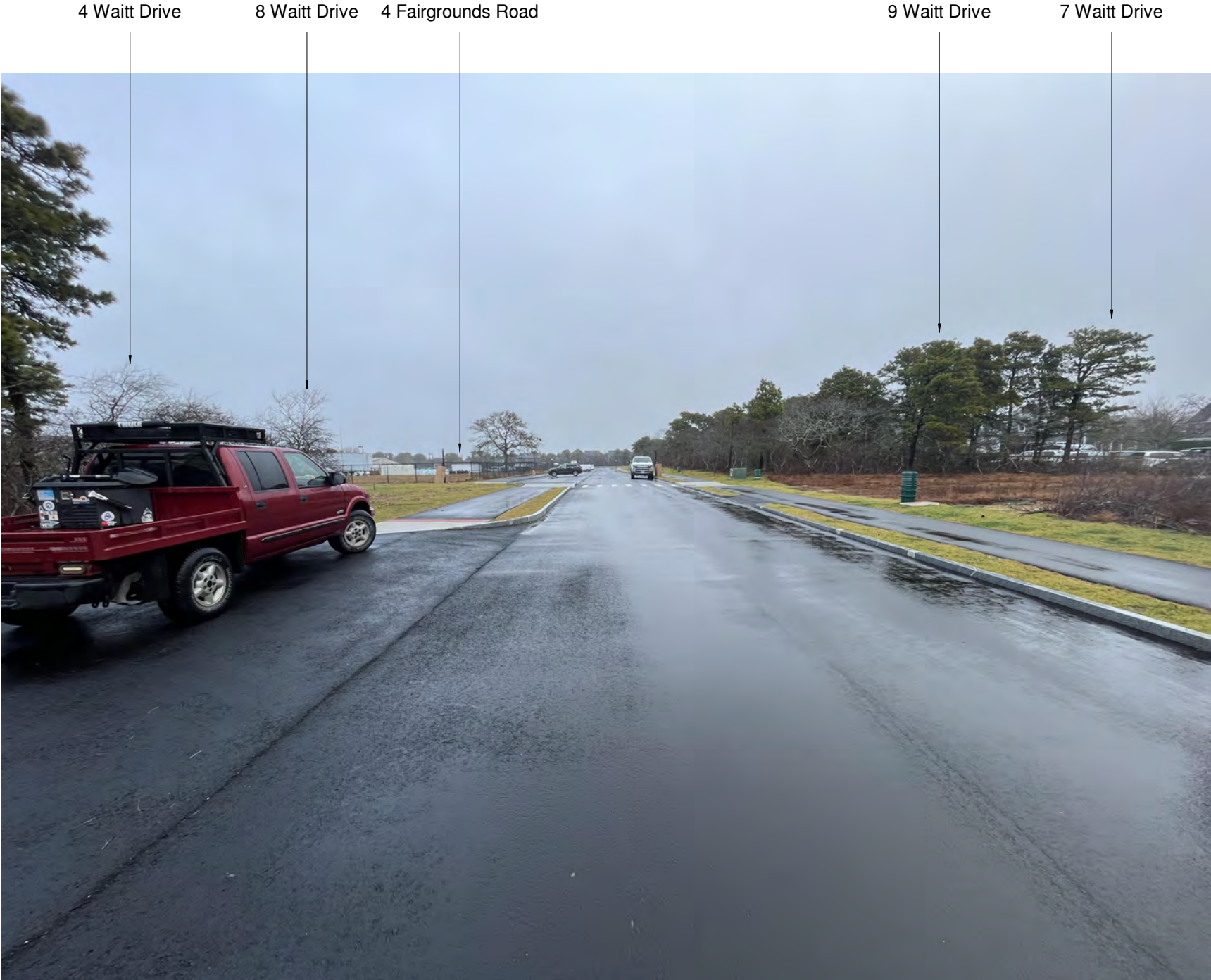
po box 325 nantucket ma 02554
508 228 2820 gryphonarchitects.com

No.	Description	Date
10	HDC Submission	2023.11.20

Habitat for Humanity
Nantucket
5.7.9 Waitt Drive
Nantucket MA 02554

67 | 921

P2



Waitt Drive



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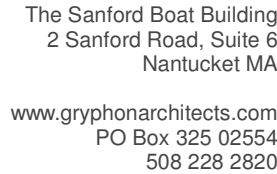
po box 325 nantucket ma 02554
508 228 2820 gryphonarchitects.com

No.	Description	Date
10	HDC Submission	2023.11.20

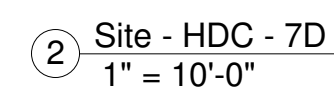
Habitat for Humanity
Nantucket
5,7,9 Waitt Drive
Nantucket MA

67 / 921

P3



Structure	
	Site Plan

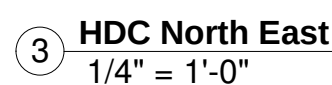
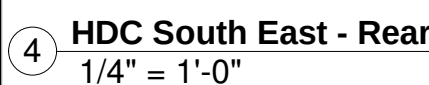
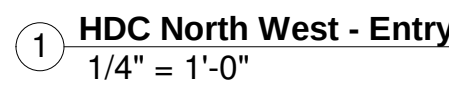
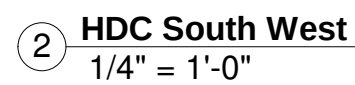


#	Description	Date
10	HDC Submission	2023.11.20

HDC-7D

HDC Submission

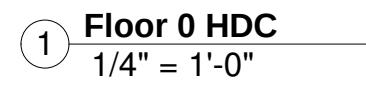
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Location	7 Waitt Drive Nantucket MA 67 / 921
Structure	Duplex

#	Description	Date
5	HDC Submission	2023.11.20

HDC1.2



Window Elevations
1/4" = 1'-0"



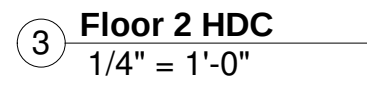
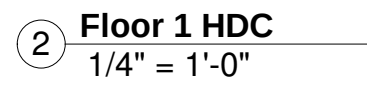
Door Elevations
1/4" = 1'-0"

Window Schedule - HDC

Door Schedule - HDC

Muntins: SDL
Screens: Full sash
Storms: None
Interior Finish: White
Hardware: Sash locks - White

Muntins: SDL
Storms: Andersen metal storms with glazed panel at Simpson Doors
Interior Finish: Andersen - White
Hardware: By Owner



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TOWN OF NANTUCKET
HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER.....Town of Nantucket
MAILING ADDRESS.....16 Broad Street, Nantucket, MA 02554
PROPERTY LOCATION.....7 Waite Drive
ASSESSORS MAP/PARCEL.....67 / 921
SUBMITTED BY:.....Gryphon Architects Inc.

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

November 13, 2023

DATE

ASSESSOR'S OFFICE
TOWN OF NANTUCKET



HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road

Nantucket, Massachusetts 02554

Telephone: 508.325.7587

Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 7 Waitt Drive

Tax Map Number: 67 Parcel Number: 921

Owner of Record: Town of Nantucket

Description of Proposal: Construct duplex style dwelling

Anticipated HDC Submission Date: 2023.11.20

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.325.7587.

HDC POLICIES FOR AN ABUTTER AND/OR INTERESTED PARTY TESTIMONY

Abutters are encouraged to limit their responses to issues that fall within the statutory mandate of the HDC – mainly the appearance of a proposal from the publicly traveled way and its impact on the existing historic environmental context. Issues such as land uses, noise, and impacts on private property are outside of the HDC's purview and cannot be addressed by the Commission.

In order to maintain a balance between the wishes of abutters and interested parties to express their concerns and the need of the HDC to conduct its business in a timely fashion, the following policies have been established:

Abutters and interested parties wishing to testify before the Commission shall be limited to three minutes of testimony. Only one representative from each abutting property or interested party shall be permitted to testify.

For those cases in which a substantial number of abutters and/or interested parties wish to testify (as determined by the Chair), the Chair shall structure the review of an application as follows:

1. Introduction of the application;
2. Response by applicant;
3. Public comment in favor of proposal;
4. Public comment in opposition of proposal;
5. Closing of public comment-no further comment unless requested by Commission members through the Chair;
6. Commission comments and discussion with applicant;
7. Commission action.

The above meeting policies may be waived at the discretion of the Chair.

21 AMELIA DRIVE LLC
105 NEWBURY STREET
BOSTON, MA 02116

MANNING JOSEPH W
P O BOX 2975
NANTUCKET, MA 02584

NANTUCKET TOWN OF
16 BROAD ST
NANTUCKET, MA 02554

NANTUCKET TOWN OF
16 BROAD STREET
NANTUCKET, MA 02554

NANTUCKET TOWN OF
16 BROAD STREET
NANTUCKET, MA 02554

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16 BROAD STREET
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City, State NANTUCKET, MA 02554

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

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Street at 105 NEWBURY STREET
City, State BOSTON, MA 02116

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City, State

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☐ Adult Signature Restricted Delivery \$

Postage

\$

Total

\$

Sent

Street

City, State

NANTUCKET TOWN OF
16 BROAD STREET
NANTUCKET, MA 02554



REQUIRED WITH ALL APPLICATIONS:

- X 1. **Completed Application Form:** Description of ALL work must be indicated on application form.
- X 2. **Property Owner's Signature:** Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
- X 3. **Application Fee:** See back of application for fee schedule or call the office.
- X 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) <https://www.nantucket-ma.gov/151/GIS-Maps>
- X 5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc..*
- X 6. **8-1/2" x 11" Copies of ALL Application Materials:** Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.
- X 7. **Photographs:** Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
- X 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

- N/A 1. **Supplemental Information for Historic Buildings:** It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.
- X 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.
- N/A 3. **As-Built Plans (1copy):** of existing elevations
- X 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.
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- X 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
- GA 7. **I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.**
(initial to indicate read and understand)
- X 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
- N/A 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____

DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 67 PARCEL N°: 922

Street & Number of Proposed Work: 9 Waift Drive

Owner of record: Town of Nantucket

Mailing Address: 16 Broad Street
Nantucket MA, 02554

Contact Phone #: 228-2820 E-mail: Hello@g-arc.info

AGENT INFORMATION (if applicable)

Name: Gryphon Architects

Mailing Address: PO Box 325
Nantucket MA 02554

Contact Phone #: 228-2820 E-mail: Hello@g-arc.info

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: \$ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☒ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 26' Sq. Footage 1st floor: 820 SF Decks/Patio: Size: 70 SF ☒ 1st floor ☐ 2nd floor

Width: 35' Sq. footage 2nd floor: 820 SF Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 0'-0" South _____ East _____ West _____

Height of ridge above final finish grade: North 27'-2" South _____ East _____ West _____

Additional Remarks

REVISIONS* 1. East Elevation

Historic Name: _____ (describe) 2. South Elevation

Original Date: _____ 3. West Elevation

Original Builder: _____ 4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☒ N/A *Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 10" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 9 /12 Secondary Mass 9 /12 Dormer 5 /12 Other _____

Roofing material: ☒ Asphalt: ☒ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____

Type: _____

Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☒ Aluminum ☐ Copper ☒ Leaders (material) Aluminum

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles NTW ☐ Clapboard (exposure: _____ inches) Front ☐ Side

☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☒ Other Boral Composite

B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia SEE DRAWING Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer Anderson

Doors* (type and material): ☐ TDL ☒ SDL Front MAHOEGAN'S Rear _____ Side _____

Garage Door(s): _____ Type _____ Material _____

Hardscape materials: _____ Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW Clapboard (if applicable) _____ Roof Charcoal Black

Trim white Sash white Doors Hussey Green + white

Deck NTW Foundation NTW Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 11.17.2023 Signature of owner of record _____ Signed under penalties of perjury



We build strength, stability, self-reliance and shelter.

November 16, 2023

Mr. Ray Pohl
Chairman, Historic District Commission
Town of Nantucket
2 Fairgrounds Road
Nantucket MA 02554

Dear Mr. Pohl:

I am writing on behalf of Nantucket's Habitat for Humanity, petitioning for a waiver of the HDC application fees for our next Habitat project – 4 single family homes and one duplex – located at 5A & B Waitt Drive; 7A & 7B Waitt Drive (duplex); and 9A & 9B Waitt Drive.

In the recent past, the HDC application fees have been waived, and we are hopeful that we can secure the same waivers for these Habitat homes.

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These new homes will be added to the Town's Subsidized Housing Inventory (SHI) list, and will help the Town to maintain its current "Safe Harbor" designation.

Habitat homes carry deed restrictions which mandate that the homes be forever affordable, and that subsequent owners must meet certain maximum income requirements – in the same way that the original owners qualified.

A waiver of the HDC application fees will be a significant contribution to Habitat's ongoing efforts to keep its building costs as low as possible.

Please contact me if I can provide any additional information. Many thanks for considering this request.

Sincerely,

A handwritten signature in blue ink that reads "R. J. Hussey".

Richard Hussey
Habitat Nantucket Board member



Waite Drive



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po box 325 nantucket ma 02554
508 228 2820 gryphonarchitects.com

No.	Description	Date
10	HDC Submission	2023.11.20

Habitat for Humanity
Nantucket
5,7,9 Waite Drive
Nantucket MA

67 / 921

P1



Waitt Drive

5 Waitt Drive

3 Waitt Drive

20 Ticcoma Way

18 Ticcoma Way



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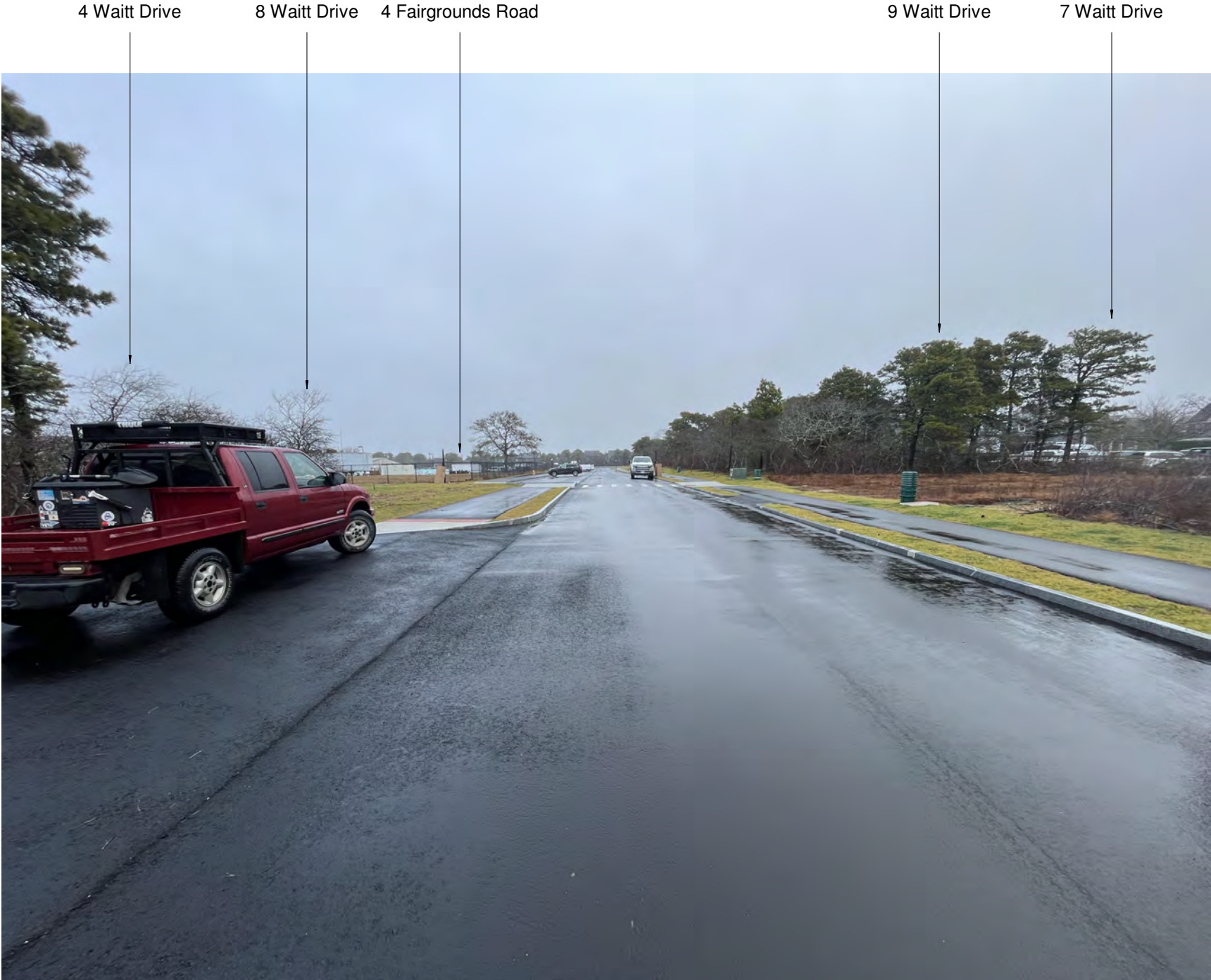
po box 325 nantucket ma 02554
508 228 2820 gryphonarchitects.com

No.	Description	Date
10	HDC Submission	2023.11.20

Habitat for Humanity
Nantucket
5.7.9 Waitt Drive
Nantucket MA

67 | 921

P2



Waitt Drive

4 Waitt Drive

8 Waitt Drive

4 Fairgrounds Road

9 Waitt Drive

7 Waitt Drive

Habitat for
Humanity
Nantucket
5,7,9 Waitt Drive
Nantucket MA 02554

67 / 921

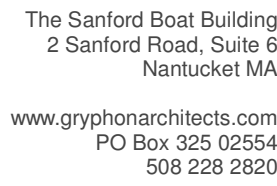
P3

No.	Description	Date
10	HDC Submission	2023.11.20

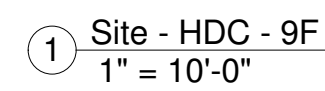
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po box 325 nantucket ma 02554
508 228 2820 gryphonarchitects.com





Structure _____ Site Plan _____

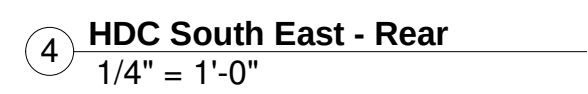
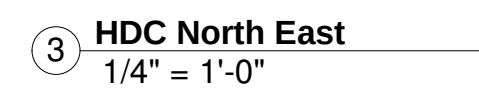
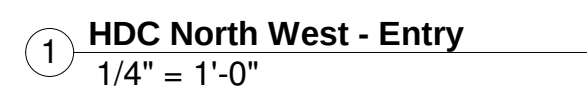
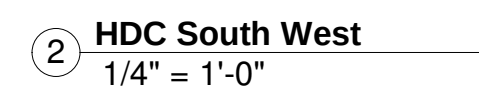


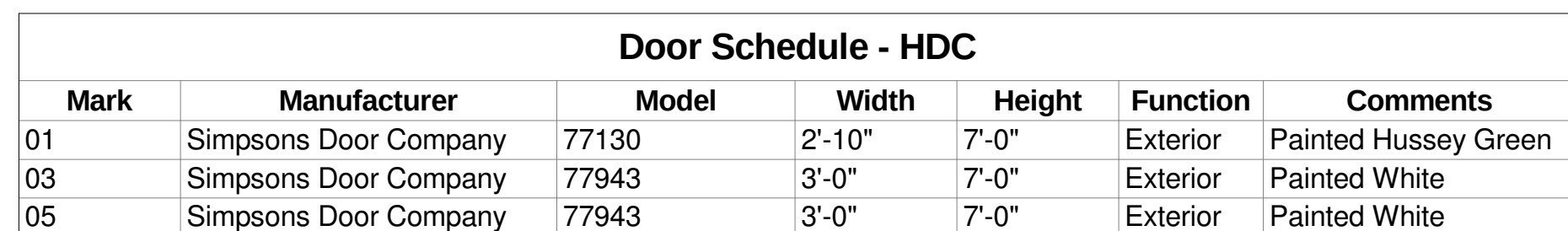
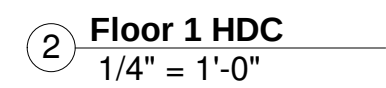
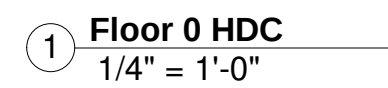
HDC Submission

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#	Description	Date
10	HDC Submission	2023.11.20

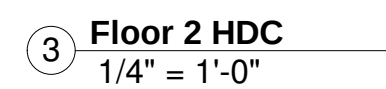
HDC-9F

[illegible]



Muntins: SDL
Screens: Full sash
Storms: None
Interior Finish: White
Hardware: Sash locks - White

Muntins: SDL
Storms: Andersen metal storms with glazed panel at Simpson Doors
Interior Finish: Andersen - White
Hardware: By Owner



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TOWN OF NANTUCKET
HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER.....Town of Nantucket
MAILING ADDRESS.....16 Broad Street, Nantucket, MA 02554
PROPERTY LOCATION.....9 Waite Drive
ASSESSORS MAP/PARCEL.....67 / 922
SUBMITTED BY:.....Gryphon Architects Inc.

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

November 13, 2023

DATE

ASSESSOR'S OFFICE
TOWN OF NANTUCKET



HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road

Nantucket, Massachusetts 02554

Telephone: 508.325.7587

Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 9 Waitt Drive

Tax Map Number: 67 Parcel Number: 922

Owner of Record: Town of Nantucket

Description of Proposal: Construct primary and secondary dwellings

Anticipated HDC Submission Date: 2023.11.20

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.325.7587.

HDC POLICIES FOR AN ABUTTER AND/OR INTERESTED PARTY TESTIMONY

Abutters are encouraged to limit their responses to issues that fall within the statutory mandate of the HDC – mainly the appearance of a proposal from the publicly traveled way and its impact on the existing historic environmental context. Issues such as land uses, noise, and impacts on private property are outside of the HDC's purview and cannot be addressed by the Commission.

In order to maintain a balance between the wishes of abutters and interested parties to express their concerns and the need of the HDC to conduct its business in a timely fashion, the following policies have been established:

Abutters and interested parties wishing to testify before the Commission shall be limited to three minutes of testimony. Only one representative from each abutting property or interested party shall be permitted to testify.

For those cases in which a substantial number of abutters and/or interested parties wish to testify (as determined by the Chair), the Chair shall structure the review of an application as follows:

1. Introduction of the application;
2. Response by applicant;
3. Public comment in favor of proposal;
4. Public comment in opposition of proposal;
5. Closing of public comment-no further comment unless requested by Commission members through the Chair;
6. Commission comments and discussion with applicant;
7. Commission action.

The above meeting policies may be waived at the discretion of the Chair.

MANNING JOSEPH W
P O BOX 2975
NANTUCKET, MA 02584

NANTUCKET TOWN OF
16 BROAD ST
NANTUCKET, MA 02554

NANTUCKET TOWN OF
16 BROAD STREET
NANTUCKET, MA 02554

NANTUCKET TOWN OF
16 BROAD STREET
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NANTUCKET, MA 02554

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City, State

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☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

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NOV 16 2023

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NOV 16 2023

02584 9998

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REQUIRED WITH ALL APPLICATIONS:

- X 1. **Completed Application Form:** Description of ALL work must be indicated on application form.
- X 2. **Property Owner's Signature:** Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
- X 3. **Application Fee:** See back of application for fee schedule or call the office.
- X 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) <https://www.nantucket-ma.gov/151/GIS-Maps>
- X 5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc..*
- X 6. **8-1/2" x 11" Copies of ALL Application Materials:** Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.
- X 7. **Photographs:** Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
- X 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

- N/A 1. **Supplemental Information for Historic Buildings:** It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.
- X 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.
- N/A 3. **As-Built Plans (1copy):** of existing elevations
- X 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.
- X 5. **Topographic Map:** Must show existing and proposed grade for any change of more than one foot in height on grade. Retaining walls must be applied for separately (see hardscaping plan).
- X 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
- GA 7. **I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.**
(initial to indicate read and understand)
- X 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
- N/A 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**



We build strength, stability, self-reliance and shelter.

November 16, 2023

Mr. Ray Pohl
Chairman, Historic District Commission
Town of Nantucket
2 Fairgrounds Road
Nantucket MA 02554

Dear Mr. Pohl:

I am writing on behalf of Nantucket's Habitat for Humanity, petitioning for a waiver of the HDC application fees for our next Habitat project – 4 single family homes and one duplex – located at 5A & B Waitt Drive; 7A & 7B Waitt Drive (duplex); and 9A & 9B Waitt Drive.

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A waiver of the HDC application fees will be a significant contribution to Habitat's ongoing efforts to keep its building costs as low as possible.

Please contact me if I can provide any additional information. Many thanks for considering this request.

Sincerely,

A handwritten signature in blue ink that reads "R. J. Hussey".

Richard Hussey
Habitat Nantucket Board member

CERTIFICATE NO: _____

DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 67 PARCEL N°: 922
Street & Number of Proposed Work: 9 Waitt Drive
Owner of record: Town of Nantucket
Mailing Address: 16 Broad Street
Nantucket MA 02554
Contact Phone #: 225-2820 E-mail: Hello@ag-ar.info

AGENT INFORMATION (if applicable)

Name: Gryphon Architects
Mailing Address: PO Box 325
Nantucket MA, 02554
Contact Phone #: 225-2820 E-mail: Hello@ag-ar.info

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: \$ _____
Must be acted on by: _____
Extended to: _____
Approved: _____ Disapproved: _____
Chairman: _____
Member: _____
Member: _____
Member: _____
Member: _____
Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☒ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 26' Sq. Footage 1st floor: 676 SF Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 20' Sq. footage 2nd floor: 676 SF Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 0'-0" South _____ East _____ West _____
Height of ridge above final finish grade: North 27'-2" South _____ East _____ West _____

Additional Remarks

REVISIONS*

Historic Name: _____ (describe)
Original Date: _____
Original Builder: _____

New Secondary dwelling

Is there an HDC survey form for this building attached? ☐ Yes ☒ N/A *Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 10" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 9 /12 Secondary Mass x /12 Dormer 5 /12 Other _____

Roofing material: ☒ Asphalt: ☒ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☒ Aluminum ☐ Copper ☒ Leaders (material) Aluminum

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles NTW ☐ Clapboard (exposure: _____ inches) Front ☐ Side

☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☒ Other Boral Composite

B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia See Drawing Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☒ SSDL's (Simulated Divided Lights) Manufacturer Anderson

Doors* (type and material): ☐ TDL ☒ SSDL Front Mahogany Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW Clapboard (if applicable) _____ Roof Charcoal Black
Trim White Sash White Doors Hussey Green, white
Deck NTW Foundation NTW Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 11.17.2023 Signature of owner of record [Signature] Signed by GA under consent of owner Signed under penalties of perjury



Waite Drive

9 Waite Drive

7 Waite Drive

5 Waite Drive

Habitat for
Humanity
Nantucket
5.7.9 Waite Drive
Nantucket MA 02554

67 / 921

P1

No.	Description	Date
10	HDC Submission	2023.11.20

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Waitt Drive

5 Waitt Drive

3 Waitt Drive

20 Ticcoma Way

18 Ticcoma Way



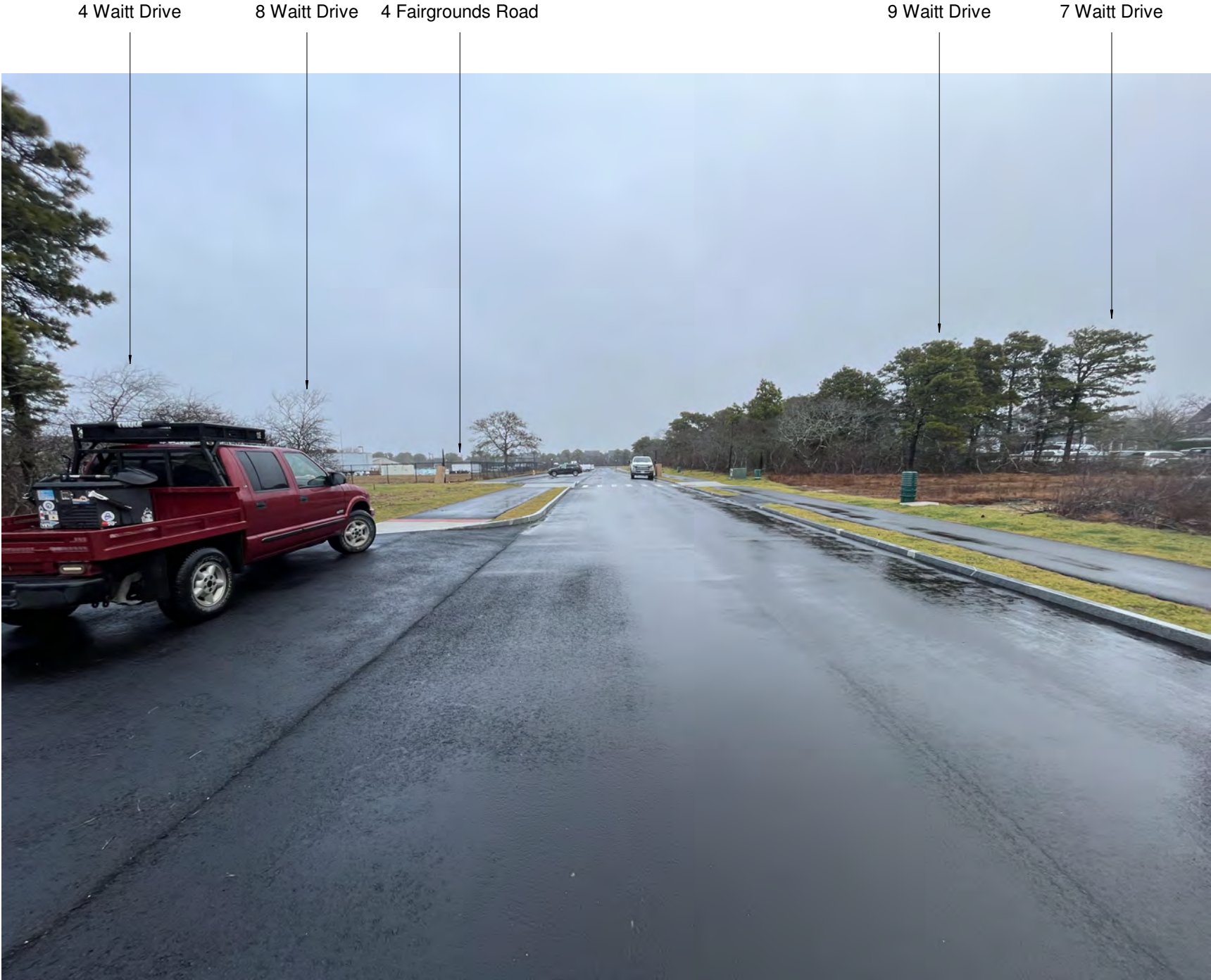
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No.	Description	Date
10	HDC Submission	2023.11.20

Habitat for
Humanity
Nantucket
5.7.9 Waitt Drive
Nantucket MA 671921

P2



Waitt Drive

4 Waitt Drive

8 Waitt Drive

4 Fairgrounds Road

9 Waitt Drive

7 Waitt Drive

Habitat for
Humanity
Nantucket
5,7,9 Waitt Drive
Nantucket MA 02554

67 / 921

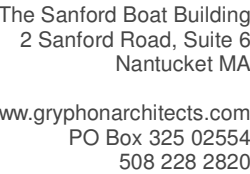
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No.	Description	Date
10	HDC Submission	2023.11.20

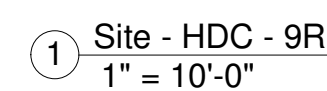
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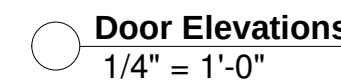
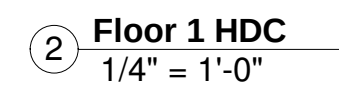
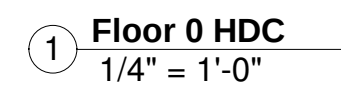


Structure _____ Site Plan _____



#	Description	Date
10	HDC Submission	2023.11.20

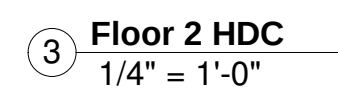
HDC-9R



Specifications - Windows

Muntins: SDL
Screens: Full sash
Storms: None
Interior Finish: White
Hardware: Sash locks - White

Specifications - Doors
Muntins: SDL
Storms: Andersen metal storms with glazed panel at Simpson Doors
Interior Finish: Andersen - White
Hardware: By Owner



HDC Submission

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TOWN OF NANTUCKET
HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER.....Town of Nantucket
MAILING ADDRESS.....16 Broad Street, Nantucket, MA 02554
PROPERTY LOCATION.....9 Waite Drive
ASSESSORS MAP/PARCEL.....67 / 922
SUBMITTED BY:.....Gryphon Architects Inc.

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

November 13, 2023

DATE

ASSESSOR'S OFFICE
TOWN OF NANTUCKET



HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road

Nantucket, Massachusetts 02554

Telephone: 508.325.7587

Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 9 Waitt Drive

Tax Map Number: 67 Parcel Number: 922

Owner of Record: Town of Nantucket

Description of Proposal: Construct primary and secondary dwellings

Anticipated HDC Submission Date: 2023.11.20

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.325.7587.

HDC POLICIES FOR AN ABUTTER AND/OR INTERESTED PARTY TESTIMONY

Abutters are encouraged to limit their responses to issues that fall within the statutory mandate of the HDC – mainly the appearance of a proposal from the publicly traveled way and its impact on the existing historic environmental context. Issues such as land uses, noise, and impacts on private property are outside of the HDC's purview and cannot be addressed by the Commission.

In order to maintain a balance between the wishes of abutters and interested parties to express their concerns and the need of the HDC to conduct its business in a timely fashion, the following policies have been established:

Abutters and interested parties wishing to testify before the Commission shall be limited to three minutes of testimony. Only one representative from each abutting property or interested party shall be permitted to testify.

For those cases in which a substantial number of abutters and/or interested parties wish to testify (as determined by the Chair), the Chair shall structure the review of an application as follows:

1. Introduction of the application;
2. Response by applicant;
3. Public comment in favor of proposal;
4. Public comment in opposition of proposal;
5. Closing of public comment-no further comment unless requested by Commission members through the Chair;
6. Commission comments and discussion with applicant;
7. Commission action.

The above meeting policies may be waived at the discretion of the Chair.

MANNING JOSEPH W
P O BOX 2975
NANTUCKET, MA 02584

NANTUCKET TOWN OF
16 BROAD ST
NANTUCKET, MA 02554

NANTUCKET TOWN OF
16 BROAD STREET
NANTUCKET, MA 02554

NANTUCKET TOWN OF
16 BROAD STREET
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Exhibit XX – Summary Financial Model for Waitt Drive Project

Expense Category	\$
General Requirements – Architectural design -permitting, - surveying	107,400
Site Prep, Excavation and Infrastructure – site clearing – foundation excavation- water / sewer / electric infrastructure	318,000
Concrete and Masonry – foundations – basement floors – deck footings	245,500
Construction – Water-tight Shell - Framing – roofing – shingling – decks – windows – doors – gutters -	1,420,730
Utilities - Plumbing – HVAC – Electrical	657,040
Interior Finish – Insulation – sheetrock – interior trim - floors – stairs	566,200
Appliances, Hardware, Finishes – kitchen cabinets – bathroom vanities – hardware – appliances	189,000
Landscaping, Parking – hardscape – landscaping – parking area paving	139,000
Contingency	100,000
Job Supervision	257,130
Grand Total	4,000,000

--	--

MEMORANDUM

TO: Mr. Brian Sullivan, Chair

Cc: Philip Pastan, Kathryn Fossa, Tucker Holland, Brian Turbitt

FROM: Andrew D. Burek

**RE: Sandpiper Place AMI Restricted Housing Construction Loan Financing Request
in the proposed amount of \$3,100,000.00
21 Beach Grass Road, 4, 8, and 9 Bluet Court, 24A Evergreen Way, 3 Lilac
Court and 7 Sandplain Drive, Nantucket Town and County, Massachusetts.**

DATE: August 18, 2023

Dear Chair Sullivan:

This memorandum will serve as background for, and an outline of, this office's request, made on behalf of Richmond Great Point Development, LLC ("Richmond"), to the Nantucket Affordable Housing Trust for a construction loan financing facility which will be utilized to complete the construction of the final seven (7) AMI restricted homes retained by Richmond in its Sandpiper Place Workforce and Affordable Homeownership Development Projects. As discussed, the loan as herein contemplated will permit Richmond to expedite its construction of AMI-Restricted homes on pace to complete the construction of all remaining builds by the close of calendar year 2024. Richmond has been unable to identify funds from traditional financing sources and will be unable to complete the home construction at this desired pace unless with more favorable financing terms such as are proposed in this Memorandum, almost exclusively due to the substantial disproportionality of the costs of construction as compared to the permitted sales prices of these homes. Without new financing, Richmond will likely be in position to construct only three to four of the remaining seven (7) homes within the same timeframe.

It is critical to expedite construction of these homes, at least in part, in response to the results of the recently conducted Affirmative Fair Housing Marketing outreach and lottery conducted for these homes. There are fifty-three (53) households qualified to purchase the six (6) homes (a factor of more than 8:1) that will be made available at 80% of AMI and there are eighteen (18) households qualified to purchase the one (1) and only remaining home to be made available at 175% of AMI. As is clear even from these limited statistics, and as you and the Board Members are all too well aware, there is simply not enough supply to meet the demand for affordable housing on Nantucket. It is also important to note that sixty-six (66) of the seventy-one (71)

qualified households list Nantucket addresses (almost 93% of the qualified households) as their primary residences. Assuming each of the homes offered in this stage of the lottery are purchased by Nantucket residents there will remain fifty-nine (59) Island households that, although making a life on Nantucket and qualified for the program, will not be offered an opportunity for homeownership at this time.

Proposed Loan Terms:

The basic and essential terms of Richmond's financing request are as follows:

- Total Project Cost of not more than \$4,200,000;
- Construction Loan Financing in the of \$3,100,000;
- Loan Proceeds to be funded at sooner of Closing or upon Borrower's evidence of investment of minimum equity to cover gap between loan funds and Total Project Cost (or \$1,100,000);
- Term: eighteen (18) months;
- Rate: Town's alternative investment yield fixed on the date of the loan understood to be approximately 6.25%;
- Repayment: Monthly payments of interest-only with partial principal repayments consisting of all net proceeds received by borrower upon the sale of all or any portion of the collateral. Outstanding principal balance of loan to be repaid in full upon sale and release of final lot of collateral;
- Prepayment Premium: Yield-Maintenance;
- Collateral: 1st mortgage loan on seven (7) residential Lots¹ and all improvements now or hereafter constructed.

Although you are generally familiar with Richmond's projects on Nantucket, I will take this opportunity to provide you with facts which may be relevant to your consideration of this request.

The Sandpiper Place Developments:

The Sandpiper Place Developments are located off of Old South Road east of Town and west of the Nantucket Memorial Airport on land now or formerly owned by Walter J. Glowacki. The Project divided approximately 16.5 acres of land area into two (2) residential housing subdivisions totaling ninety-four (94) buildable lots. The permits issued (issued in calendar year 2017) required that the Projects be constructed and / or sold with a component of workforce and affordable inventory of not less than twenty-seven (27) total restricted lots and thirty (30) total restricted units (each of the foregoing figures being inclusive of the three (3) lots fronting on Honeysuckle Drive conveyed to Housing Nantucket by Richmond on or about June, 2022 for non-monetary consideration). Cumulatively, nine (9) of the twenty-seven (27) restricted lots have dwellings constructed upon them. Of the remaining eighteen (18) Restricted Lots:

¹ See enclosed Exhibit and please also refer to Certificate of Title No. 24,872 filed with the Nantucket County Registry of Deeds. The financed properties consist of Lots 920, 921, 923, 924, 926, and 935 on Land Court Plan 16514-117; and Lot 1071 on Land Court Plan 16514-147.

- Richmond is responsible for construction on seven (7) total Lots;
- Nantucket Property Owner LLC is responsible for construction on eight (8) total Lots; and
- The three (3) Housing Nantucket Lots are presently under construction under a design-build arrangement between Housing Nantucket and The Richmond Company, Inc.

An exhibit identifying the two (2) distinct subdivisions, the location of the proposed collateral, and other current data points (focused principally upon ownership statistics and construction progress) is enclosed with this Memorandum for your reference.

Sandpiper Place I (South):

To date, Richmond has constructed and sold eight (8) homes to income-restricted households in the Sandpiper Place I (South) Development Project. Three (3) of those homes (all detached single-family dwellings) were sold to households certified as earning not more than 80% of AMI and five (5) of those homes were sold to households certified as earning not more than 175% of AMI (2 of these homes are duplex condominium units and 3 are detached single-family home units). Six (6) out of the seven (7) homes which are the subject of this financing request are located in Sandpiper Place I (South).

Of the forty-two (42) buildable lots permitted in the subdivision:

- Thirty-five (35) have been sold to third parties (comprised of 21-Market Rate Lots which are either occupied or nearing completion of construction; 6-Market Rate Lots which are vacant; and eight (8) AMI-Restricted Lots); and
- Seven (7) Lots remain owned by Richmond (1-Market Rate Lot; and 6-AMI Restricted Lots).

As a condition to the grant of the Special Permits of the Sandpiper Place Development Projects, the Nantucket Planning Board required that each subdivision comply with a construction ratio of two (2) Market-Rate Occupancy Certificates obtained for each one (1) AMI-Restricted Occupancy Certificate obtained in excess of the first thirteen (13) market-rate Occupancy Certificates granted. The current state of construction progress (as summarized in the tables in the attached exhibit) demonstrates that Richmond is in compliance with this condition. Twenty-one (21) Market-Rate Lots have been granted Occupancy Certificates while the condition permits for up to twenty-nine (29) Occupancy Certificates, derived by multiplying the eight (8) AMI-Restricted Lots for which Occupancy Certificates have issued by a factor of two and adding the initial thirteen (13) certificate allowance. Consequently, even if all six (6) owners of vacant lots that are not Richmond construct dwellings and are issued Occupancy Certificates, then Richmond as the project sponsor will still remain in compliance with the condition by an additional two (2) Occupancy Certificates.

Sandpiper Place II (North):

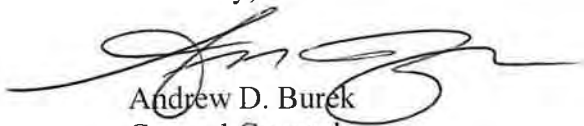
The Sandpiper Place II (North) Development Project was initially developed for a total of fifty-two (52) residential dwelling Lots. Subsequent permitting by Nantucket Property Owner LLC has resulted in the conversion and relocation of one (1) AMI-Restricted Lot into a Community Pool Amenity and transfer of the AMI-Restricted Lot into Sandpiper Place I (South). Presently, thirteen (13) of the Lots are AMI-Restricted Lots and thirty-eight (38) are Market-Rate Lots. To date:

- Richmond has sold ten (10) Market-Rate Lots to third parties (comprised of eight (8) Market-Rate Lots which are either occupied or nearing completion of construction; and two (2) market-rate vacant lots);
- Richmond sold an increment of thirty-five (35) Lots (one of which was converted to the Community Pool Amenity) in one transaction to Nantucket Property Owner LLC consisting of twenty-five (25) Market-Rate Lots and ten (10) AMI-Restricted Lots (1 of the AMI-Restricted Lots was transferred to Sandpiper Place I (South) by NPO); and
- Richmond conveyed three (3) AMI-Restricted Lots to Housing Nantucket; and
- Richmond has retained ownership of four (4) total Lots (3-Market Rate Lots; 1-AMI Restricted Lot).

As indicated in the table in the attached exhibit, the Sandpiper Place II (North) Development is likewise in compliance with the Planning Board's building ratio condition. A fifteen (15) Occupancy Certificate allowance exists against nine (9) outstanding Market-Rate Occupancy Certificates. Unlike the Sandpiper Place I (South) Project, however, NPO is the primarily responsible party for ensuring compliance with this condition due to its ownership of the majority of Lots in the subdivision of each class. Richmond retains only one (1) remaining AMI-Restricted Lot and intends to commence construction upon that Lot as soon as practical.

As always, thank you for your time in understanding our efforts to provide quality affordable and workforce housing to the community and in consideration of this request. We hope that with your assistance Richmond deliver the remainder of its units by the end of calendar year 2024. I can be reached for further discussion and questions by electronic mail delivered to aburek@richmondco.com, or by telephone at (617) 467-0192.

Sincerely,



Andrew D. Burek
General Counsel

Enc.

END OF TEXT.

Affordable Housing Trust Fund (AHTF)

Housing Department

Kristie Ferrantella

2/7/2024

Quarterly Report to Select Board

For October 2023 – December 2023



Highlights From the Trust

- Closing Cost Assistance awarded to 3 families
- Developing Year-Round Deed Restriction Program
- Affordable Homes Act – inclusion of real estate transfer fee
- Construction and land acquisitions for safe harbor maintenance
- Hiring of new Housing Director



Status: Construction and Land Acquisition

- Completed land swap of 16 and 18 Vesper Lane with NCH
- 135/137 Orange Street – RFP has been issued; received one (1) response
- Habitat for Humanity - Completion of Benjamin Drive
- 31 Fairgrounds (Wiggles Way) – 2024 completion
- Richmond Development – 146 rental units are completed and 24 will be receiving CO's this week
- 12 Bartletts – RFP ready to be issued
- 7 Amelia – RFP ready to be issued

Year-Round Deed Restriction

- The program would establish a permanent deed restriction, which would limit properties to year-round residency.
- This deed restriction can be either sold to the Affordable Housing Trust by existing homeowners or created during the acquisition of a property by a year-round resident as a form of down payment assistance
- This initiative aims to enhance housing affordability and accessibility for the year-round community while establishing a permanent inventory of year-round housing.
- Judi Barrett held info sessions with the community in the Fall



Year-Round Deed Restriction Home Rule Petition

- Article 80 at 2024 Annual Town Meeting
- The home rule petition would create a definition for a year-round deed restriction to promote year-round housing occupancy; the program will be created by the AHT
- This aligns with the select board's strategic goal around creating affordable homeownership opportunities.
- The Trust would purchase deed restrictions and in exchange, the unit would be occupied for at least 10 months of the year by either ownership or rental.
- Provincetown approved a similar HRP at their 2023 ATM

Affordable Homes Act

- Gov. Healey introduced the Affordable Homes Act in October of 2023, a comprehensive bill to increase housing production.
- This is a \$4.1b bond bill that includes several policy options for housing
- Includes an option for a real estate transfer fee and a seasonal community designation
- First Hearing was held January 18th
- If the bill passes, it will be at end of July, and we will need a special town meeting to opt in



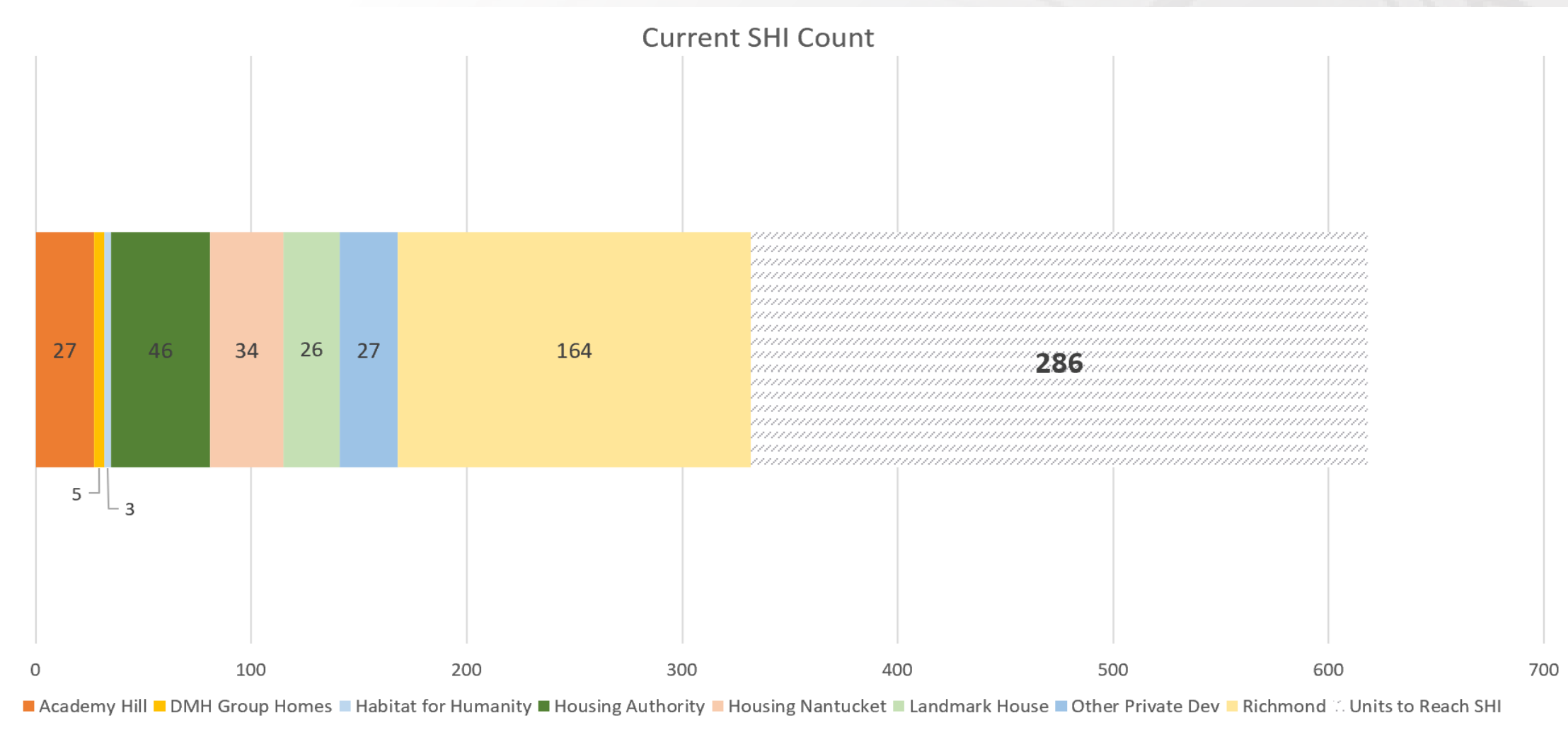
Real Estate Transfer Fee - Home Rule Petition

- Article 79 at 2024 Annual Town Meeting
- Nantucket voters have been approving this HRP since 2016
- Would impose a fee of 0.5% on real estate transactions over \$2m

SHI List & Safe Harbor

- 2020 Census updated our Subsidized Housing Inventory (SHI) Requirement from 490 units to 618 unit (up 26%)
- Must create 31 units in a calendar year for one year of Safe Harbor; 62 units for two years of Safe Harbor
- Nantucket currently has 332 SHI units out of 6,184 housing units; or 5.37% (goal is 10%).

Current SHI Count and Make Up



Steps to Safe Harbor

Estimated Timing for SHI Unit Additions

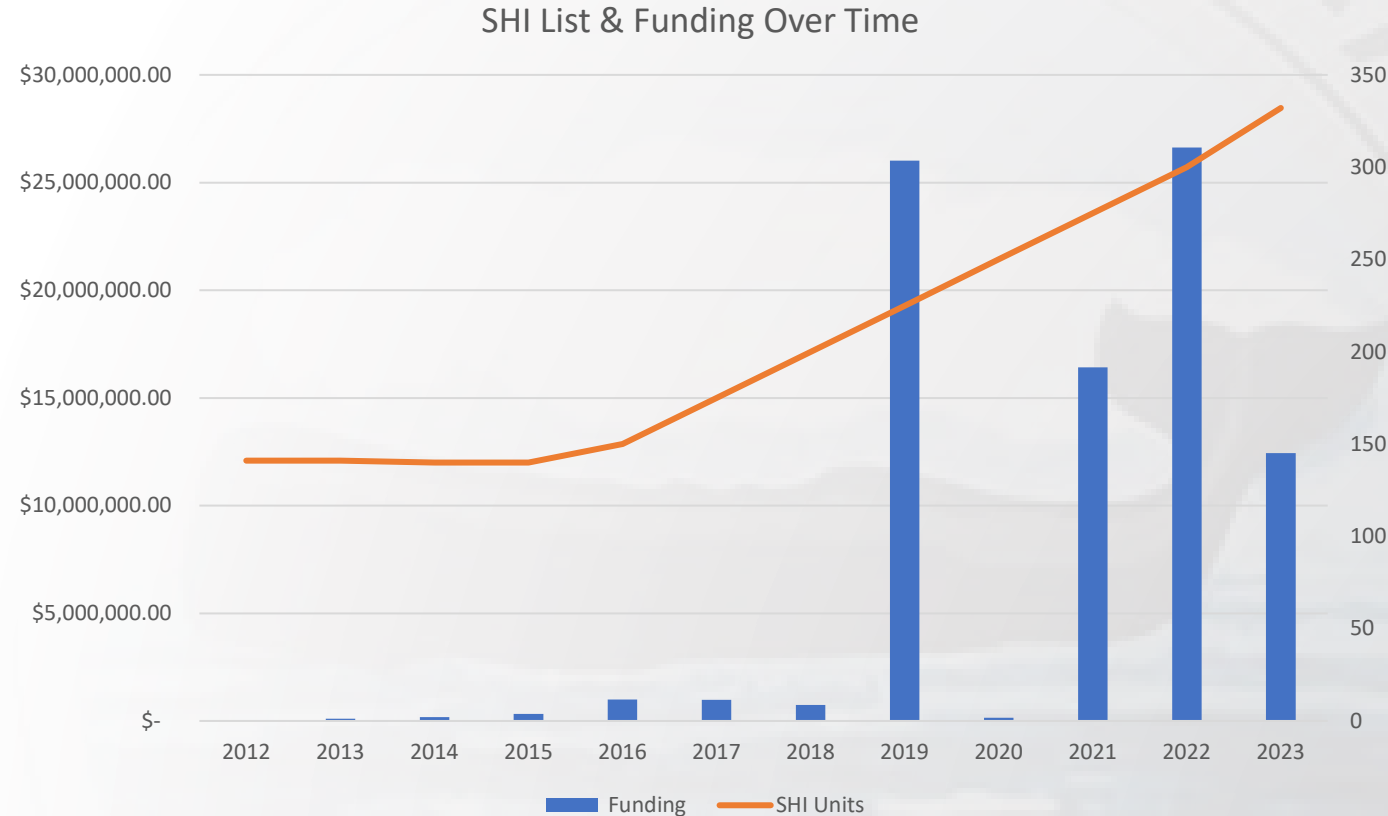
Estimated SHI List Count	2023	2024	2025	2026	2027
Starting Balance	332	340	501	537	589
Sandpiper II (Richmond) [O]		6			
Ticcoma Green (6 Fairgrounds Road) [R]		64			
Scattered rentals (Housing Nantucket) [R]		1	1	1	1
Scattered ownership (Habitat for Humanity) [O]		4	2	2	2
135 + 137 Orange Street [R]		31			
Richmond Meadows II (Gooseberry Place) [R]	8	55			
7 Amelia Drive [R]			4		
Vesper Lane [R]			17		
Bartlett Road [R]			12		
Potential					
Potential Development [R]				17	
Potential Buydown [R]				32	
TBD					26
Subtotal net additional units =	8	161	36	52	29
Ending balance	340	501	537	589	618
<i>Units potentially eligible to count toward Safe Harbor =</i>		99	31	51	28
<i>Minimum Safe Harbor deficit =</i>		0	0	0	3

[R] denotes Rental units; [O] denotes Ownership units

Note: If Surfside Crossing is ultimately permitted at 156 units, it will as a future point add 39 units to our SHI list, 24 of which may be eligible toward a future Safe Harbor period.

Goal:
618 Units

Funding for Affordable Housing



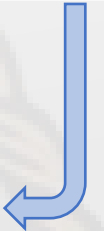
Goal:
618 Units

	Funding	Spent	In Progress	Remaining Funds	Future Needs
Totals	\$ 84,380,641.00	\$ 38,063,706.00	\$ 45,350,000.00	\$ 966,935.00	\$ 48,425,000.00

Allocation of Funding

	Spent	In Progress	Remaining Funds
Totals	\$ 38,063,706.00	\$ 45,350,000.00	\$ 966,935.00

Project	Spent (Grant)	Spent (Loan)	In Progress (Grant)	In Progress (Loan)	Future Need	# of Units	Status
12 & 12 R Bartlett Road	\$ 2,750,000.00				\$ 5,875,000.00	12	2025
135 & 137 Orange Street	\$ 3,874,706.00		\$ 6,000,000.00		\$ 9,000,000.00	32	RFP issued; 2024-2025
31 Fairgrounds	\$ 7,910,000.00	\$ 8,469,000.00				22	Target Q2 2024
8 White Street Land	\$ 1,200,000.00				\$ 2,400,000.00	6	2025
Richmond - Wildflower Loan	\$ 925,000.00	\$ 1,675,000.00				24	Completed
Richmond - Violet Place Loan	\$ 2,380,000.00	\$ 3,570,000.00				48	Completed
HFHN - Beach Grass	\$ 835,000.00					2	Completed
HFHN - Benjamin Drive	\$ 975,000.00					3	Completed
HFHN - Waitt Drive	\$ -		\$ 4,000,000.00			6	2024 – 2025
16 Vesper Lane	\$ 3,500,000.00				\$ 7,125,000.00	19	2025
6 FG Financing			\$ 1,000,000.00	\$ 6,500,000.00		64	2024
Richmond Sandpiper II Acceleration				\$ 3,100,000.00		7	2024
SHI Maintenance 2024				\$ 16,000,000.00		55	2024
SHI Maintenance 2025					\$ 2,000,000.00	32	2025
SHI Maintenance 2026					\$ 9,200,000.00	26	2027
Land Acquisition & Development			\$ 8,750,000.00		\$ 8,000,000.00	40	2026
Year Round Buy Down					\$ 4,125,000.00	15	2025
Housing Nantucket Construction					\$ 700,000.00	1	2025
Total	\$ 24,349,706.00	\$ 13,714,000.00	\$ 19,750,000.00	\$ 25,600,000.00	\$ 48,425,000.00	414	





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