



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)

Committee / Board	AFFORDABLE HOUSING TRUST
Day, Date, and Time	Monday, October 28, 2024 @ 11:30 AM
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 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 10-28-24

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/88467906784?pwd=1RXdbas4U60aHtX6wGauaj7v27UYe9.1>

Meeting ID: 884 6790 6784

Passcode: 788888

- I. Call to Order
- II. Approval of Agenda – ACTION
- III. Public comments *for items not listed on the agenda.*
- IV. Approval of Minutes – ACTION
 - o October 15, 2024

- October 18, 2024

V. Review and discuss Open Meeting Law complaint filed by Meghan Glowacki and proposed response prepared by Town Counsel

VI. Review and discuss ZBA Request for Written Comments on Surfside Crossing 40B Development

VII. Other Business

- Next Meeting: November 19, 2024

VIII. Board comments

IX. Executive Session

1. Purpose 6: To Consider the Purchase, Exchange, Lease, or Value of Real Property Regarding 31 Dartmouth Street, where an Open Meeting May have a Detrimental Effect on the Negotiating Position of the Affordable Housing Trust Members and the Chair so Declares
2. Purpose 6: To Consider the Purchase, Exchange, Lease, or Value of Real Property Regarding 20 Pine Grove Lane, where an Open Meeting May have a Detrimental Effect on the Negotiating Position of the Affordable Housing Trust Members and the Chair so Declares
3. Purpose 6: To Consider the Purchase, Exchange, Lease, or Value of Real Property Regarding 31 Fairgrounds, where an Open Meeting May have a Detrimental Effect on the Negotiating Position of the Affordable Housing Trust Members and the Chair so Declares

X. Adjourn



OPEN MEETING LAW COMPLAINT FORM

Office of the Attorney General
One Ashburton Place
Boston, MA 02108

Please note that all fields are required unless otherwise noted.

Your Contact Information:

First Name: Meghan Glawacki Last Name: Glawacki

Address: 2 Weydale Rd.

City: Nantucket State: MA Zip Code: 02554

Phone Number: 508-901-1505 Ext. _____

Email: MPEVenturing@me.com

Organization or Media Affiliation (if any): _____

Are you filing the complaint in your capacity as an individual, representative of an organization, or media?

(For statistical purposes only)

☒ Individual ☐ Organization ☐ Media

Public Body that is the subject of this complaint:

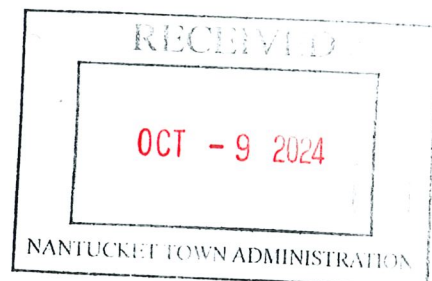
☒ City/Town ☐ County ☐ Regional/District ☐ State

Name of Public Body (including city/town, county or region, if applicable): Nantucket Selectboard and

Nantucket Affordable Housing Trust

Specific person(s), if any, you allege committed the violation: _____

Date of alleged violation: 10/4/2024



Description of alleged violation:

Describe the alleged violation that this complaint is about. If you believe the alleged violation was intentional, please say so and include the reasons supporting your belief.

Note: This text field has a maximum of 3000 characters.

Open meeting Law complaint

The town of Nantucket Select Board and the Town of Nantucket Affordable Housing Trust violated the Open Meeting Law on October 4, 2024 by causing the issuance and releasing a press release entitled "Achieving Surfside Crossing Year Round Housing Commitment".

Facts in support of this complaint:

Surfside Crossing is a proposed dense 156 unit affordable housing development to be located on 13 acres of open land on a dead end street with a single means of access to accommodate a proposed 500 people as occupants, such that various experts have decried the Surfside Crossing development as being unsafe and incompatible with Nantucket.

On October 2, 2024, a presentation was made to the public and the Nantucket Select Board by various local activists and officials for an alternative use of the property, a community collaboration project ("CCP"), so as to avoid the overly dense 156 unit Surfside Crossing project. This alternative includes playing fields for schools, housing for teachers along the lines approved by the Zoning Board of Appeals, Nantucket land bank open space and relocation of the town's nursing home "Our Island Home" to the site.

On October 4, after the CCP proposal, a press release was issued by the town of Nantucket and the Nantucket Affordable Housing Trust, stating that, notwithstanding the presentation of a better alternative use of the site, "the Town of Nantucket and the Affordable Housing Trust remain committed to supporting a project that will achieve the goal of having 75% of the units at Surfside Crossing restricted to year round use."

There are no records of any publicly noticed and duly convened meeting of the Nantucket Select Board or the Nantucket Affordable Housing Trust after the October 2 CCP presentation and no formal public votes taken by the membership of either board to "remain committed" on October 4th to the Surfside Crossing project, rather than the CCP,

What action do you want the public body to take in response to your complaint?

Note: This text field has a maximum of 500 characters.

Therefore, the relief requested is

- publication of all records of communications between the various board members of the two boards whether as a group or in serial discussions,
- voiding out the press release and having it considered and voted upon as an agenda item on duly noticed meetings of each of the two Boards,
- disclosures of the person or persons who "pulled the trigger" with the town's public relations firm to issue the press release, and
- the identity of those members of the Select Board and Affordable Housing Trust who decided to "remain committed" as of October 4, 2024 to the Surfside Crossing project and rather than the October 2nd CCP; disclosure of the identity of those members who chose to embrace the new CCP so that the public may know what the non-disclosed vote was,
- alternatively, to require the preparation of minutes of any group or serial discussions that lead to the decision to "remain committed" to the old project, rather than embracing the new project.

I. Disclosure of Your Complaint.

Public Record. Under most circumstances, your complaint, and any documents submitted with your complaint, is considered a public record and will be available to any member of the public upon request.

Publication to Website. As part of the Open Data Initiative, the AGO will publish to its website certain information regarding your complaint, including your name and the name of the public body. The AGO will not publish your contact information.

II. Consulting With a Private Attorney.

The AGO cannot give you legal advice and is not able to be your private attorney, but represents the public interest. If you have any questions concerning your individual legal rights or responsibilities you should contact a private attorney.

III. Submit Your Complaint to the Public Body.

The complaint must be filed first with the public body. If you have any questions, please contact the Division of Open Government by calling (617) 963-2540 or by email to openmeeting@state.ma.us.

By signing below, I acknowledge that I have read and understood the provisions above and certify that the information I have provided is true and correct to the best of my knowledge.

Signed: _____

Date: _____

For Use By Public Body

Date Received by Public Body:

For Use By AGO

Date Received by AGO:



The Commonwealth of Massachusetts
Office of the Attorney General
One Ashburton Place
Boston, Massachusetts 02108

OPEN MEETING LAW COMPLAINT FORM

Instructions for completing the Open Meeting Law Complaint Form

The Attorney General's Division of Open Government interprets and enforces the Open Meeting Law, Chapter 30A of the Massachusetts General Laws, Sections 18-25. Below is the procedure for filing and responding to an Open Meeting Law complaint.

Instructions for filing a complaint:

- o Fill out the attached two-page form completely. Sign and date the second page. File the complaint with the public body within 30 days of the alleged violation. If the violation was not reasonably discoverable at the time it occurred, you must file the complaint within 30 days of the date the violation was reasonably discoverable. A violation that occurs during an open session of a meeting is reasonably discoverable on the date of the meeting.
- o To file the complaint:
 - o For a local or municipal public body, you must submit a copy of the complaint to the chair of the public body AND to the municipal clerk.
 - o For all other public bodies, you must submit a copy of the complaint to the chair of the public body.
 - o Complaints may be filed by mail, by email, or by hand. Please retain a copy for your records.
- o If the public body does not respond within 14 business days and does not request an extension to respond, contact the Division for further assistance.

Instructions for a public body that receives a complaint:

- o The chair must disseminate the complaint to the members of the public body.
- o The public body must meet to review the complaint within 14 business days (usually 20-22 calendar days).
- o After review, but within 14 business days, the public body must respond to the complaint in writing and must send the complainant a response and a description of any action the public body has taken to address the allegations in the complaint. At the same time, the body must send the Attorney General a copy of the complaint and a copy of the response. The public body may delegate this responsibility to an individual member of the public body, its counsel, or a staff member, but only after the public body has met to review the complaint.
- o If a public body requires more time to review the complaint and respond, it may request an extension of time for good cause by contacting the Division of Open Government.

Once the public body has responded to the complaint:

- o If you are not satisfied with the public body's response to your complaint, you may file a copy of the complaint with the Division by mail, by email, or by hand, but only once you have waited for 30 days after filing the complaint with the public body. Mail may be sent to: The Division of Open Government, Office of the Attorney General, One Ashburton Place - 20th Floor, Boston, MA 02108. Emails may be sent to: openmeeting@state.ma.us.
- o When you file your complaint with the Division, please include the complaint form and all documentation relevant to the alleged violation. You may wish to attach a cover letter explaining why the public body's response does not adequately address your complaint.
- o The Division will not review complaints filed with us more than 90 days after the violation, unless we granted an extension to the public body or you can demonstrate good cause for the delay.

If you have questions concerning the Open Meeting Law complaint process, we encourage you to contact the Division of Open Government by phone at (617) 963-2540 or by email at openmeeting@state.ma.us.

October 24, 2024

Brian W. Riley
briley@k-plaw.com

BY ELECTRONIC MAIL ONLY (openmeeting@state.ma.us)

Carrie Benedon, Esq.
Director, Division of Open Government
Office of the Attorney General
One Ashburton Place
Boston, MA 02108

Re: Town of Nantucket – Affordable Housing Trust
Open Meeting Law Complaint from Meghan Glowacki, received October 9, 2024

Dear Attorney Benedon:

Please be advised that this firm serves as Town Counsel to the Town of Nantucket. The Town's Affordable Housing Trust ("AHT") is in receipt of an Open Meeting Law Complaint ("Complaint") received on October 9, 2024 from Ms. Meghan Glowacki, a copy of which is enclosed. The Complaint concerns a statement or "press release" that was posted to the Town's official website on October 4, 2024 - <https://www.nantucket-ma.gov/2779/For-the-Record>. The Complaint alleges that the Select Board and the Affordable Housing Trust held unposted meetings to draft or approve the October 4th statement. The AHT reviewed the Complaint at its October __, 2024 meeting and authorized this response.

The AHT denies that any such unposted meeting was held, and there was no violation of the Open Meeting Law as alleged in the Complaint. Ms. Glowacki addressed the Town's Select Board at its October 2nd meeting during the Board's regular "Public Comment" period. Comments received during this time are not addressed by the Select Board members unless added to a future agenda. Ms. Glowacki's comments concerned a planned development in town subject to G.L. c.40B known as Surfside Crossing. During her comments, Ms. Glowacki referenced an "options contract" that had been submitted to the Town government on July 30th by the developers of Surfside Crossing. In fact, however, the Surfside Crossing group withdrew the proposed options contract on August 31, 2024 and it was no longer under consideration by either party. After the meeting, the Town's Housing Director, Kristie Ferrantella, and Town Manager Libby Gibson discussed the matter and decided to issue a public statement to alleviate any confusion for town residents that might think the options contract was still actively under consideration by either party. Ms. Ferrantella drafted the statement and had it reviewed by the Town Manager's staff before posting it to the "For the Record" webpage. Select Board chair Brooke Mohr personally participated in the email exchange with Town staff as to the wording of the statement, but the statement was not considered by either the Select Board or the AHT before being posted. The final statement may be found at the webpage link included above. No members of the AHT participated in the drafting or approval of the statement.



Carrie Benedon, Esq.

October 24, 2024

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The statement at issue in this Complaint was not drafted, reviewed or approved by the AHT as alleged, but rather it was prepared by Town officials who are not subject to the Open Meeting Law. There was no violation of the Law as alleged and no further action is required.

Very truly yours,

A handwritten signature in blue ink, appearing to read "B. W. Riley".

Brian W. Riley

BWR/

Enc.

cc: Town Manager
Select Board
Ms. Meghan Glowacki (MPEventing@me.com)

945827/NANT/0001



Carrie Benedon, Esq.
October 24, 2024
Page 3

Ms. C. Elizabeth Gibson
Town Manager
Nantucket Town Hall
16 Broad Street
Nantucket, MA 02554

Hon. Brooke Mohr and
Members of the Select Board
Nantucket Town Hall
16 Broad Street
Nantucket, MA 02554

BLATMAN, BOBROWSKI, HAVERTY & SILVERSTEIN, LLC

ATTORNEYS AT LAW

9 DAMONMILL SQUARE, SUITE 4A4
CONCORD, MA 01742
PHONE 978.371.2226
FAX 978.371.2296

PAUL J. HAVERTY
Paul@bbhsllaw.net

August 21, 2024

Via Email

Susan McCarthy, Chair
Zoning Board of Appeals
2 Fairgrounds Road
Nantucket, MA 02554

Re: Surfside Crossing, LLC – Hearing on Remand

Dear Chair McCarthy,

Pursuant to the Remand Order issued by the Housing Appeals Committee on July 16, 2024, the Applicant Surfside Crossing, LLC (the “Applicant”) submits the following information in conjunction with its Notice of Project Change seeking to modify the comprehensive permit project proposed by the Applicant from a one hundred and fifty-six (156) unit development comprised of ninety-six (96) condominium units and sixty (60) single-family houses to one hundred and fifty-six (156) condominium units. As the Board is aware, the Housing Appeals Committee initially found that this modification constituted an insubstantial change, and has already conducted a full hearing on the modified proposal, ultimately determining that the regional need for the affordable housing provided by this proposed development outweighed any issues of local concern raised by the Board in its opposition to the modified project. Subsequently, the Nantucket Superior Court determined that the modification should have been remanded back to the Board for its review, which led to the current Remand Order issued by the Committee. In its Remand Order, the Committee stated that the hearing “shall be limited to issues relating to:

- a. Building types, including both architectural style (e.g. detached dwelling vs. apartment or townhouse) and tenure (e.g. owner-occupied vs. condominium);
- b. Number, location, and size of buildings,
- c. Increases in building heights,
- d. Number and location of parking spaces,
- e. Roadways and traffic circulation within the site and off-site traffic impacts if there is evidence that the proposed modifications increase those off-site impacts,
- f. Open space design within the site, and
- g. Other matters within the scope of the remand (that is, matters affected by the proposed modifications) that are currently unanticipated.”

As the Board is aware, the Applicant has already gone through the process of approval of the Final Plans with the Board. These Final Plans were submitted to the Board in May, 2023, and after a lengthy public process, were finally approved by the Board. These Final Plans contain the most

up-to-date project plans, both for civil engineering and architectural, and should be sufficient to satisfy any submittal requirement relating to plans. The revised Civil Plans are included herewith as Exhibit 1. The Erosion Control Plan is included herewith as Exhibit 3. The Operation and Maintenance Plan is included herewith as Exhibit 4. The Stormwater Report is included herewith as Exhibit 5. The revised Architectural Plans are included herewith as Exhibit 6. The revised Landscape Plans are included herewith as Exhibit 7. Once again, all of these plans have been previously submitted and revised by the Board as part of the process of reviewing Final Plans.

In addition to the Final Plans, the Applicant also submits herewith the Plan Comparison from the original Notice of Project change submitted to the Committee, which contains a lengthy discourse on how the modification minimizes project impacts. A copy of the Plan Comparison is included herewith as Exhibit 2.

In order to facilitate the Board's review, we are also submitting herewith a Summary Response to Remand Issues providing information relating to a limited list of issues in the Court's Remand Order as Exhibit 8.

Throughout the course of the hearing before the Committee, the Applicant submitted additional information providing greater details about the proposal. These exhibits contain detailed information on the project providing further support to the Summary Response to the Remand Issues in Exhibit 8. The revised waiver list is attached as Exhibit 9. Attached hereto as Exhibit 10, please find the Pre-Filed Testimony of the Applicant's Civil Engineer Donald Bracken, P.E. Attached as Exhibit 11, please find the Pre-Filed Testimony of the Applicant's Architect Andrew Kotchen. Attached as Exhibit 12, please find the Pre-Filed Testimony of the Applicant's environmental expert Brian Madden. Attached as Exhibit 13, please find the Pre-Filed Testimony of the Applicant's traffic engineer Robert Michaud, P.E. Finally, attached as Exhibit 14, please find the Pre-Filed Testimony of the Applicant's fire access consultant Jeremy Souza of Code Red.

It has been, and remains, the position of the Applicant that the proposed modification reduces impacts and appropriately minimizes issues of concern raised by the Board in its original hearing process. Specifically, the modification reduces the amount of total pervious/semi-pervious area from 284,452 square feet to 282,241 square feet. Total vegetated area on the site will increase from 306,155 square feet to 308,366 square feet. The total number of bedrooms will decrease from 389 bedrooms to 283 bedrooms. As a result of the reduction in the number of bedrooms, the total sewer flows will be reduced from 43,790 gpd to 31,330 gpd, greatly reducing impacts on the municipal sewer system. The total number of parking spaces is proposed to increase from 266 to 291, of which 281 would be constructed as part of the initial construction, and an additional ten (10) spaces would be land-banked to be constructed only if subsequently deemed necessary. A copy of the final parking plan is attached as Exhibit 15.

The Applicant firmly believes that the project as modified presents a very attractive development that makes a significant contribution to addressing the serious community need for not only affordable home ownership units, but also for market-rate units for year-round residents. The project as modified has already undergone a full review by the Committee, which has determined that there are no issues of local need that outweigh the regional need for affordable housing. The

Applicant respectfully requests that the Board review the proposed modification and issue an approval consistent with the decision already issued by the Committee.

If you have any questions regarding this correspondence, please feel free to contact me.

Very Truly Yours,

A handwritten signature in blue ink, reading "Paul J. Haverty", written over a horizontal line.

Cc: Jamie Feeley
Josh Posner
Leslie Snell (Director of Planning)



Nantucket Affordable Housing Trust Fund

2 Fairgrounds Road, Nantucket, MA 02554

July 10, 2018

Zoning Board of Appeals
2 Fairgrounds Road
Nantucket, MA 02554

Re: Comments and Recommendations for ZBA – Comprehensive Permit File 20-18 “Surfside Crossing”

Dear Chairman Toole and Members of the Zoning Board of Appeals,

The Affordable Housing Trust Fund at its June 27, 2018 and July 10, 2018 meetings discussed thoughts / comments regarding the Comprehensive Permit Application submitted by Surfside Crossing, LLC, known as the Surfside Crossing 40B. Prior to the meeting, the Board members had the opportunity to review the application as well as the list of waivers submitted with the application.

The Affordable Housing Trust Fund’s mission is “to provide for the creation and preservation of affordable housing in the Town of Nantucket, preferably in perpetuity, as a general policy, but subject to exceptions where it is practicable and reasonable to do so, for the benefit of year-round low- and moderate-income households who would otherwise have difficulty financial or otherwise, locating housing on Nantucket.” It is the consensus amongst the group that the Surfside Crossing 40B, as proposed, does not align with our mission statement. While the proposed project technically meets the 25% at 80% AMI requirement of the 40B statute, we believe there is the opportunity for this project to go much further. The developer themselves has stated that it was a police officer not being able to find suitable and affordable housing that motivated the developer to take on this project. In its current configuration we are left wondering, *what is the developer doing to ensure that units will always go to that policeman...or that nurse...or that shop employee...or that teacher...in perpetuity?* Given the current maximum resale price of a Covenant Home (\$691k and restricted to buyers up to 150% AMI), and the stated pricing of the condos for Surfside Crossing, there appears that the developer could do much more in ensuring units stay with our year-round residents.

We strongly encourage the ZBA to ensure that there is parity between the affordable units and market rate units in all appropriate respects. We encourage the ZBA to require that all units (affordable and market rate) be built with the highest energy efficiency that is practical. We would like to see with the affordable units that they are constructed in a manner to keep ongoing maintenance, homeowners’ association and utilities costs at an affordable level for the future residents. We encourage the ZBA to impose all necessary conditions which would ensure that the units are utilized by year-round Nantucketers and are not used as short-term rentals or investment properties.

While the Trustees recognize that density in and of itself is not a material issue under Chapter 40B, we share fire safety, traffic safety, parking, archeological, environmental, water quality and other concerns which have been voiced by others at public meetings. Yes, we are in the business of promoting housing for our year-round community. At the same time, we care equally about quality of life for residents in all developments and throughout the community.

In our view, there is not enough usable green or recreation space on-site, where the opportunity to provide more undoubtedly exists.

Here are a few examples of homeownership projects with an affordability component on the Island:

Ownership Development	Acreage	Unit Count	Density (per acre)
Abrams Quarry	~4	28	7
Richmond – Sandpiper (N + S)	~17	94	5.5
Beach Plum Village	~10	40	4
Sachem's Path	~9	40	4.4
Surfside Crossing	~13	156	12

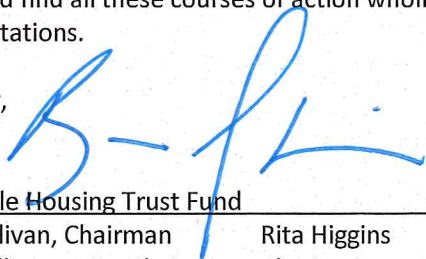
It is our recommendation that the developer 1) appropriately scale down the density to be more on par with other affordable homeownership developments on the Island, 2) reasonably and appropriately address neighbors' buffering concerns, 3) build to best-in-class energy efficiency and operating cost standards, 4) ensure parity between the income-restricted homes and properties and the market rate homes and properties, 5) provide more green / usable play space (which not only will benefit families / residents, yet we suspect will also benefit the wellhead recharge zone) and 6) place affordability deed restrictions in perpetuity on additional units above the 25% @ 80% AMI required by 40B (and include a provision in the deeds excluding short-term leasing across all units – income-restricted and market).

The additional affordability restrictions could include up to 175% AMI and appeal to moderate income individuals and families. Such a restriction would not greatly impact the developers bottom line, at the same time providing housing that will remain affordable to year-round residents for years to come.

Given that Nantucket gets one year of Safe Harbor for each 24 units of housing created, we would see great benefit to the developer providing 48 units which would qualify on our Subsidized Housing Inventory list (39 would qualify under the developer's original proposal).

We would find all these courses of action wholly appropriate...and consistent with the developer's own representations.

Sincerely,



Affordable Housing Trust Fund

Brian Sullivan, Chairman

Linda Williams, Vice Chair

Rita Higgins

Charity Grace Mofsen

Brooke Mohr

Reema Sherry

Judith Wegner

cc: Select Board, Planning Board, Town Manager, Director of Planning, Inquirer & Mirror



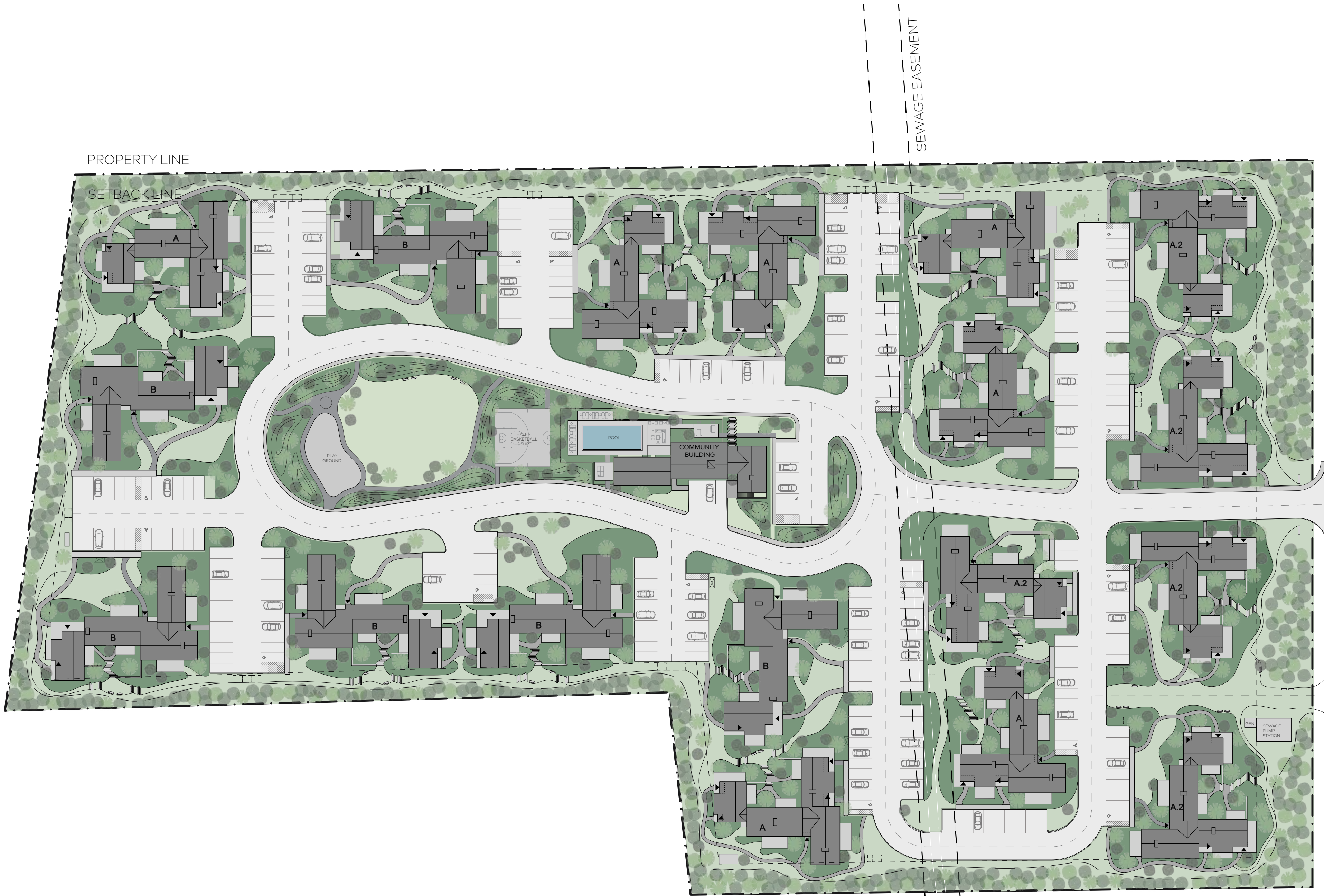
Plan Comparison			
<u>Original Submission</u>		<u>2020 Submission</u>	
Areas		Areas	
Total Site Area	590,607	Total Site Area	590,607
Total Building Floor Areas	102,774	Total Building Floor Areas	84,996
Building Porches/Decks/Patios	16,909	Porches/Decks/Patios/Mechanical	35,217
Paved Roads/Parking/Sidewalks	143,849	Paved Roads/Parking/Sidewalks	162,028
Residential Driveways <i>(semi-pervious)</i>	20,920	Residential Driveways <i>(semi-pervious)</i>	0
Total Impervious/Semi-pervious	284,452	Total Impervious/Semi-pervious	282,241
 *Unusable Open Space <i>(Perimeter buffer areas)</i>	 31,090	 *Unusable Open Space <i>(Perimeter buffer areas)</i>	 56,151
*Usable Open Space <i>(Yard areas)</i>	275,065	*Usable Open Space <i>(Yard areas)</i>	252,215
 Vegetated Areas <i>(Includes lawns, landscaping and perimeter buffer areas)</i>	 306,155	 Vegetated Areas <i>(Includes lawns, landscaping and perimeter buffer areas)</i>	 308,366
 *Category per page 10 of original application			

Plan Comparison			
Original Submission		2020 Submission	
Bedroom Count		Bedroom Count	
Units	# Bedrooms	Units	# Bedrooms
(8) 12-Unit Condo Buildings		(18) Condo Buildings	
(24) Studio Units	24	(19) Studio Units	19
(42) 1 Bedroom Units	42	(46) 1 Bedroom Units	46
(18) 2 Bedroom Units	36	(55) 2 Bedroom Units	110
(12) 3 Bedroom Units	36	(36) 3 Bedroom Units	108
(60) Single Family Dwellings			
(8) 3-Bedroom Dwellings	24		
(33) 4-Bedroom Dwellings	132		
(19) 5-Bedroom Dwellings	95		
Total	389	Total	283
Sewage Flows		Sewage Flows	
Gallons per Day		Gallons per Day	
138 Condo Bedrooms @	15,180	283 Condo Bedrooms @	31,130
110 GPD per bedroom		110 GPD per bedroom	
251 Single Family Bedrooms @	27,610	Community Building	
110 GPD per bedroom		142 s.f. office @ 75 GPD per 1,000 s.f.	200 (min.)
Total	42,790	Total	31,330
Parking		Parking	
Provided		Provided	
138 Condo Bedrooms @	138	283 Condo Bedrooms @	299
1 space per bedroom		1 space per bedroom	
(60) Single Family Dwellings @	120		
2 spaces per dwelling			
Overflow/Additional Parking	8	Community Building	10
Total Provided	266	Total Provided	299
Spaces per Bedroom	0.68	Spaces per Bedroom	1.06



0 35 70 140

SITE PLAN



SOUTH SHORE ROAD

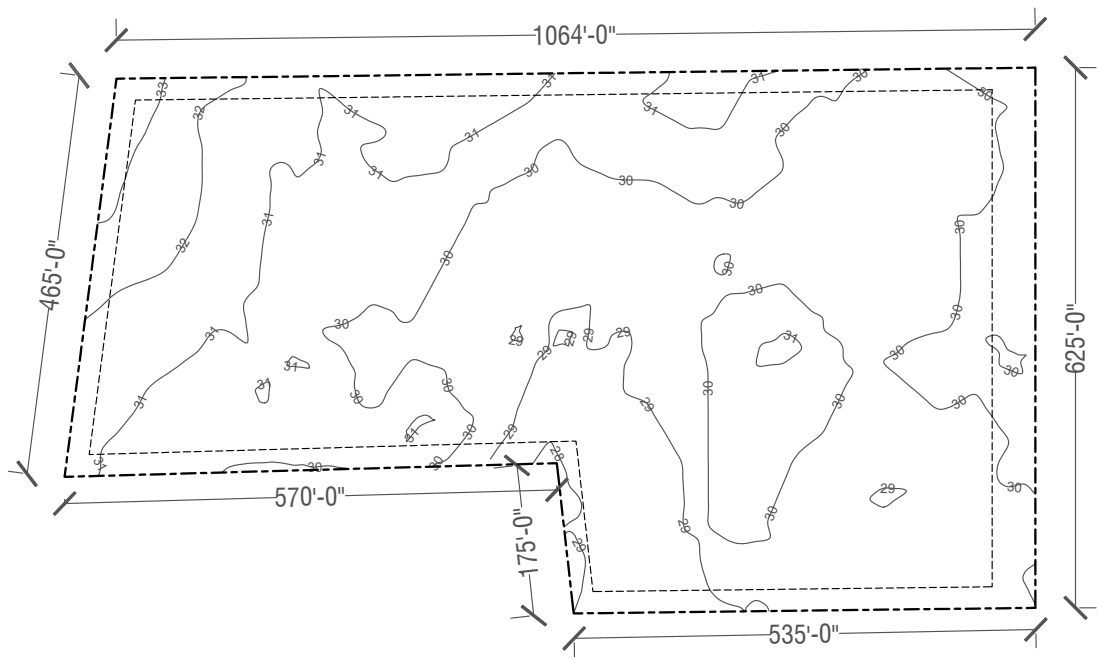


UNIT MIX & BUILDING TYPES

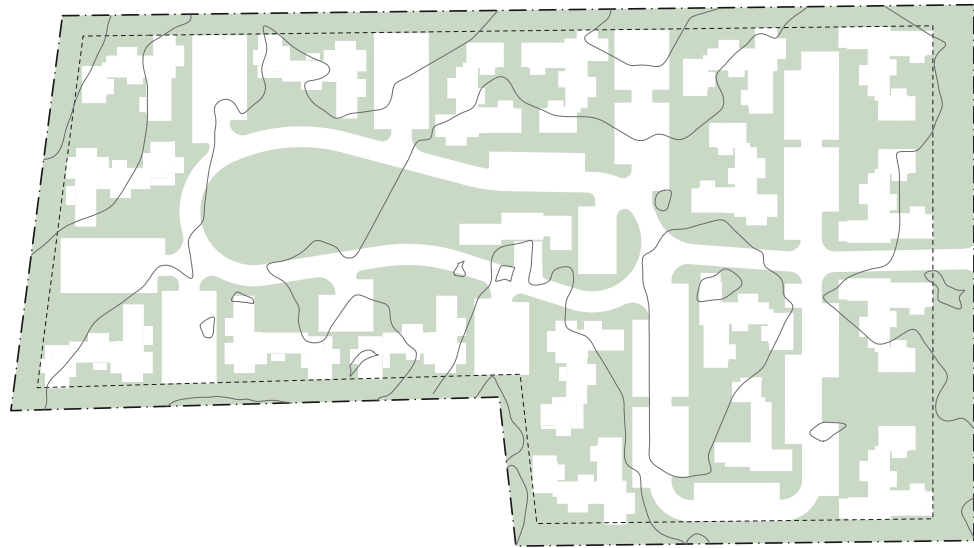
OPEN SPACE

3 BR: x36
2 BR: x61
1 BR: x40
STUDIO: x19

TOTAL # UNITS: 156
TOTAL # BEDROOMS: 283



COMBINED LOT: 588,060 SF

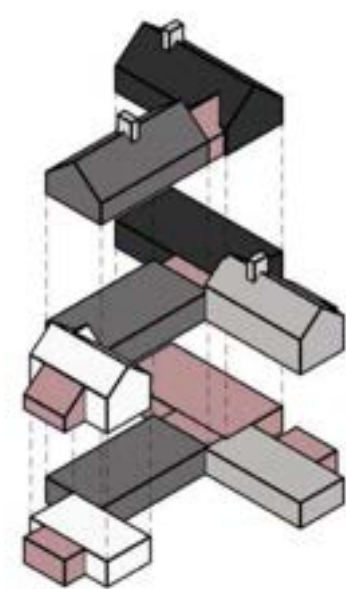
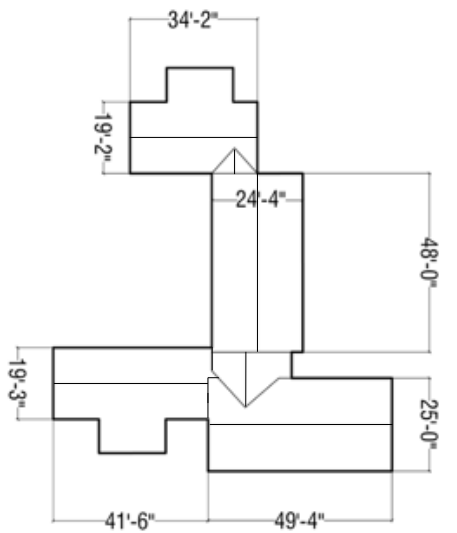
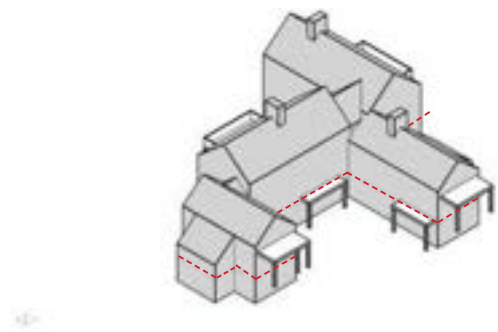


OPEN SPACE AREA: 306,747 SF
52% OF TOTAL LOT AREA

AMENITIES: 5,745 SF
COMMUNITY BUILDING + POOL

TYPE A.1 (x7)

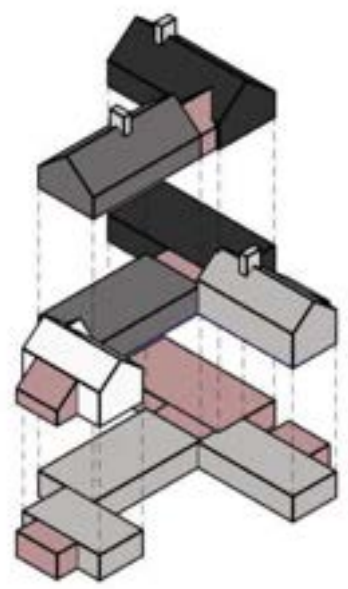
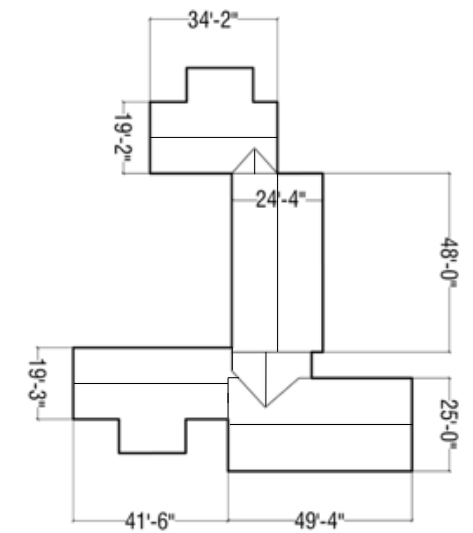
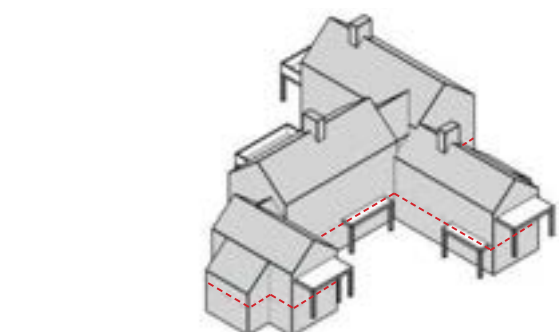
TOTAL # UNITS: 9
TOTAL # PARKING SPACES (x1per rm): 16



■ 3 BR: x2
■ 2 BR: x3
■ 1 BR: x2
□ STUDIO: x2
■ ACCESSORY SPACE
-- GROUND PLANE

TYPE A.2 (x5)

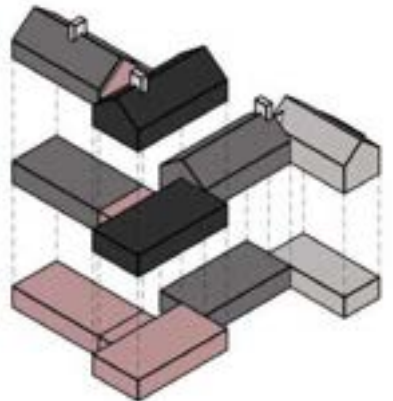
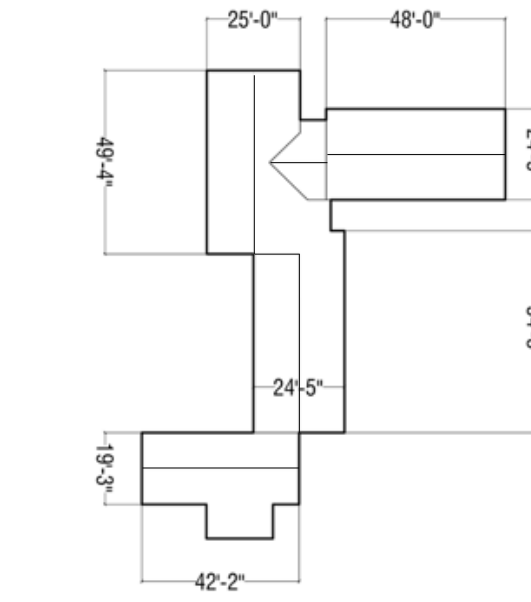
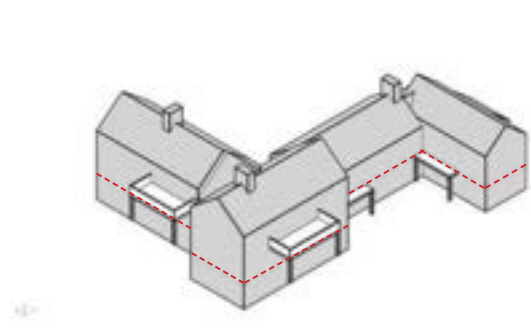
TOTAL # UNITS: 9
TOTAL # PARKING SPACES (x1per rm): 15



■ 3 BR: x2
■ 2 BR: x2
■ 1 BR: x4
□ STUDIO: x1
■ ACCESSORY SPACE
-- GROUND PLANE

TYPE B (x6)

TOTAL # UNITS: 8
TOTAL # PARKING SPACES (x1per rm): 17



■ 3 BR: x2
■ 2 BR: x5
■ 1 BR: x1
■ ACCESSORY SPACE
-- GROUND PLANE





FACADE - NATURAL WHITE CEDAR



FACADE - NATURAL BOARD & BATTEN



TRIM, FENCING, PERGOLA -
NATURAL WOOD



DOORS & WINDOWS - BLACK



DECKING - MAHOGANY



ROOF OPTION 1
ASPHALT SHINGLE IN LIGHT GRAY



ROOF OPTION 2
ASPHALT SHINGLE IN MEDIUM GRAY



CHIMNEY - PARGED CONCRETE



STYLE 1 - 6/1

*REFER TO KEY PLANS FOR FINISH AND WINDOW STYLES

STYLE 2 - 2/2

G-1 GLASS - CLEAR	WD-1 SHINGLES - NATURAL CEDAR	SH-1 SHINGLES - LIGHT GRAY	C-1 CONCRETE	MT-3 COPPER GUTTER
	WD-2 TRIM - NATURAL WOOD	SH-2 SHINGLES - MEDIUM GRAY	C-2 CONCRETE PARGING	
	WD-3 NATURAL BOARD & BATTEN			
	WD-4 BLACK PAINT			
	WD-5 DECKING - MAHOGANY			





ROADWAY - BLACK TOP ASPHALT



SIDEWALKS - GRAY CHIPSEAL



IMPERVIOUS WALKWAYS - TAN CHIPSEAL



PERVIOUS WALKWAYS - PEA GRAVEL



CAPE COD BERM - BLACK TOP ASPHALT



RETAINING WALLS - PARGED CONCRETE



PATIOS - CONCRETE PAVERS



RISERS - CONCRETE BLOCKS



ENLARGED SITE PLAN





VIEW LOOKING FROM DRIVEWAY TOWARDS A2 BUILDINGS





CLOSE UP PERSPECTIVE OF A2 BUILDING





Nantucket Affordable Housing Trust Fund
16 Broad Street, Nantucket, MA 02554

<DATE>

Zoning Board of Appeals
2 Fairgrounds Road
Nantucket, MA 02554

Re: Comments for ZBA – Surfside Crossing

Dear Chair McCarthy and Members of the Zoning Board of Appeals,

The Affordable Housing Trust Fund discussed the Surfside Crossing 40B project at its October 1, 2024, October 15, 2024, and October 28, 2024, meetings. At that time, the Trust discussed the comprehensive permit application and the changes between the original submission and the updated application. The Trust wishes to provide updated feedback and recommendations.

The Affordable Housing Trust Fund's mission is "to provide for the creation and preservation of affordable housing in the Town of Nantucket, preferably in perpetuity, as a general policy, but subject to exceptions where it is practicable and reasonable to do so, for the benefit of year-round low- and moderate-income households who would otherwise have difficulty financial or otherwise, locating housing on Nantucket".

While the Surfside Crossing proposal meets the basic 40B requirement of 25% affordability at 80% AMI, the developers and the Town have jointed stated that they want at least 75% of the units to be occupied year-round. We believe there are additional steps the developer should take to ensure that 75% of the units serve our year-round community.

Given the current maximum resale price of a Covenant Home (\$702,465 and restricted to buyers up to 150% AMI), there may be an opportunity for the developer to do much more in restricting units up to 150% AMI and ensuring units stay with our year-round residents.

The new proposal, compared to the original, introduces changes in housing types, bedroom counts, and parking spaces. It is critical to clarify that the Trust strongly supports 75% of the units being restricted to year-round use, defined as at least 10 months of occupancy. Additionally, the Trust seeks limits on short-term rentals for all units to prevent them from becoming seasonal investments, undermining the intended benefit to year-round residents.

While the joint statement between the Town and the developer signals a commitment to year-round occupancy, the Trust requests further clarity on how this commitment will be implemented. Ensuring these units remain accessible to residents such as teachers, nurses, and public employees is essential.

Key Points for Consideration by the ZBA:

1. **Ensure Parity Across Units:** Affordable and market-rate units should be constructed to the same high-quality standards, particularly regarding energy efficiency and operating costs. This ensures affordability beyond just the initial sale price, with lower utility and maintenance expenses benefiting residents long-term.
2. **Restrict Short-Term Rentals and Encourage Year-Round Use:** We recommend that the ZBA require year-round deed restrictions on as many units as possible. These restrictions should prevent short-term leasing across all units, ensuring that the development contributes meaningfully to the year-round housing stock.
3. **Scale and Buffering:** While density is a key element of 40B projects, it is essential that the developer reasonably addresses neighbor concerns related to buffering and environmental impact. This will help maintain the quality of life for residents both within and around the development.
4. **More Green Space:** The revised plan includes some improvements, but we encourage further expansion of usable green and recreation spaces on-site. These spaces are not only valuable to residents but also support environmental sustainability.
5. **Extended Affordability Tiers:** In addition to the 25% units at 80% AMI, the developer should include deed-restricted units targeted at moderate-income households (e.g., 100%-175% AMI). This would align the project with community needs and create housing that serves a broader range of Nantucket residents.
6. **Path to Safe Harbor:** The original comprehensive permit triggered 15 qualifying units to be added to our Subsidized Housing Inventory (SHI) list. If the project is approved with more than 60 units, any additional 80% AMI-restricted could be eligible for inclusion on our SHI list and assist the Town with qualifying for Safe Harbor status. The Trust needs 31 qualifying units for one year of Safe Harbor and 62 qualifying units for two years. We strongly recommend working towards additional qualifying units to secure at least one year of Safe Harbor status. This will provide the Town with greater control over future development while meeting critical housing needs.

In conclusion, the Trust would like to see a project that serves the best interests of Nantucket's year-round community. We encourage the ZBA to incorporate these recommendations to ensure the long-term success of this project.

Sincerely,

Affordable Housing Trust Fund

Brian Sullivan, Chair
Penelope Dey, Vice-Chair
Forest Bell
Shantaw Bloise-Murphy

Meg Browers
Abby De Molina
Thomas Dixon