



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	TUESDAY, March 4, 2025 @ 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 03-04-25

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/87197436201?pwd=NT2A2qUc30Je6Qql4dkwEaH8ba3Q5S.1&from=addon>

Meeting ID: 871 9743 6201

Passcode: 500436

-
- I. Call to Order
 - II. Approval of Agenda – ACTION
 - III. Public Comment *for items not listed on the agenda.*
 - IV. Approval of Minutes – ACTION

- January 21st, 2025
- February 4th, 2025
- February 21st, 2025

V. Announcements

- The Nantucket Affordable Housing Trust will have one open at-large seat beginning June 30, 2025. Community members interested in supporting affordable housing initiatives are encouraged to consider applying.
- Update on Affordable Housing Trust Fund Request for Proposals.

VI. Subsidized Housing Inventory List – UPDATE

VII. Steve Maury presentation of conceptual development plans for 13 and 13A Woodland Drive for Attainable Home Ownership Plan & Funding support – DISCUSSION

VIII. Annual Town Meeting Communications Sub Committee Update and Discussion – Ellis Ramos, Abby De Molina and Shantaw Bloise-Murphy – UPDATE AND DISCUSSION

IX. Other Business

Next Meetings

March 18th at 12:30pm

April 1st at 12:30pm

X. Board Comments

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

- Purpose 7: To Comply with, or Act Under the Authority of, Any General or Special Law (Open Meeting Law, G.L. c. 30A, §§ 18-23) to Approve Executive Session Minutes from January 21 and February 21, 2025.

- Purpose 6: To consider the purchase, exchange, lease, or value of real property located at 9 Goldfinch Drive where an open meeting may have a detrimental effect on the negotiating position of the public body.

XII. Adjourn



AGENDA PROTOCOL

For all Town of Nantucket Boards, Committees, Commissions, Work Groups, Councils and Trusts
(herein collectively referred to as "Committees" in this document)

Roberts Rules: Town of Nantucket Committees follows Roberts Rules of Order to govern its meetings as per the Town Code Charter.

Public Comment: Public Comment is to bring matters of public interest to the attention of the Committees. At the Committee's discretion, matters raised under Public Comment may be directed to Town Administration and/or appropriate departmental staff, or may be placed on a future agenda, allowing all viewpoints to be represented before the Committee takes action, if any. Except in emergencies, the Committee will not normally take any other action on Public Comment in its sole discretion.

To facilitate that any individual who wishes to provide Public Comment has the opportunity and to ensure the ability of the Committee to conduct its business in an orderly fashion, the following rules and procedures are adopted consistent with the United States Constitution and the Massachusetts Declaration of Rights.

The agenda for regular Committee meetings will include a Public Comment period at the beginning of the meeting unless there is more urgent business for the Committee to take up first. This time is reserved for speakers to address the Committee on matters that are not related to any other Agenda item. If a speaker wishes to address the Committee on a matter that is related to another Agenda item, the Chair will accept public comment when that Agenda item is reached during the meeting.

All speakers are encouraged to present their remarks in an orderly and peaceable manner, without disruption to other speakers.

All remarks will be addressed through the Chair of the meeting.

The Chair of the meeting may not interrupt speakers who have been recognized to speak, except that the Chair reserves the right to terminate speech which is not protected under the United States Constitution and the Massachusetts Declaration of

Rights because it constitutes true threats, incitement to imminent lawless conduct, or engages in conduct that disrupts other speakers.

Each speaker may not exceed three (3) minutes during any Public Comment portion of the meeting.

Disclaimer: Public Comment is not a time for debate or response to comments by the Committee. Comments made during the Public Comment period do not reflect the views or positions of the Committee. Because of free speech principles, the Committee does not have authority to prevent all speech that may be upsetting and/or offensive made during the Public Comment period.

Unanticipated Business: Topics not reasonably anticipated by the Chair 48 hours in advance of the meeting may be brought up for discussion in accordance with the Open Meeting Law.

Public Participation: The Committee welcomes valuable input from the public at appropriate times during the meeting with recognition from the Chair at their sole discretion. For appropriate agenda items, the Chair will introduce the item and take public input. Individual Committee Members may have questions on the clarity of the information presented. The Committee will hear any staff input and then deliberate on a course of action.

Committee Report and Comment: Individual Committee Members may have matters to bring to the attention of the Committee during a meeting. If the matter contemplates action by the Committee, Committee Members will consult with the Chair and/or appropriate Town officials or employees in advance and provide any needed information by applicable Committee deadlines and/or schedule the matter for a future Committee meeting. Otherwise, except in emergencies, the Committee will not normally take action on Committee Comment.

Approved: March 27, 2024

Approval of Minutes – ACTION

- January 21st, 2025
- February 4th, 2025
- February 21st, 2025

NANTUCKET AFFORDABLE HOUSING TRUST

~~ MEETING MINUTES ~~

Tuesday, January 21, 2025.

Remote Meeting via Zoom– 12:30pm

Trust Members: Brian Sullivan (Chair), Penny Dey (Vice-Chair), Meg Browers, Abby De Molina, Shantaw Bloise-Murphy, Forest Bell, Tom Dixon

ATTENDING MEMBERS: Penny Dey, Tom Dixon, Forest Bell, Meg Browers, Shantaw Bloise-Murphy.

STAFF IN ATTENDANCE: Ellis Ramos (Office Manager), Rachel Field (Property Manager) Tracy MacDonald (Real Estate Specialist) Lee Smith (Town Counsel).

SPEAKERS IN ATTENDANCE:

I. Call to Order

Penny Dey called the meeting to order at 12:32pm.

II. Approval of Agenda – ACTION

Tom Dixon made a **MOTION** to approve the agenda. Forest Bell seconded the motion.

Roll call of those participating

1. Forest Bell – Aye
2. Meg Browers – Aye
3. Tom Dixon – Aye
4. Penny Dey – Aye

III. Public Comment *for items not listed on the agenda.*

No public comments.

IV. Approval of Minutes – ACTION

- January 7th, 2025

Meg Browers made a **MOTION** to approve the meeting minutes from January 7th, 2025. Tom Dixon seconded the motion.

Roll call of those participating

AHTF Meeting on January 21, 2025, at 12:30PM

1. Forest Bell – Aye
2. Meg Browers – Aye
3. Tom Dixon – Aye
4. Penny Dey – Aye

**V. Review and Approve Closing Cost Assistance Program Application for
Sindy Rivera for a dwelling located at 80 Somerset Road –
DISCUSSION/ACTION**

Tom Dixon made a **MOTION** to approve the closing cost assistance application from Sindy Rivera for 80 Somerset Road property up to \$15,000 and any unused funds to be returned to the Trust after the closing. Meg Browers seconded the motion.

Shantaw Bloise-Murphy joined the meeting at 12:38pm.

Roll call of those participating

1. Tom Dixon – Aye
2. Meg Browers – Aye
3. Forest Bell – Aye
4. Penny Dey – Aye

**VI. Review and Approve request for Subordination of Closing Cost Assistance
Mortgage dated July 13, 2022, and recorded in Book 1905, Page 115 to a
Mortgage from Elvis E. Butler to The Cape Cod Five Cents Savings Bank
in the original principal amount of \$700,000.00 for the property located at
63 Cato Lane – REVIEW/ACTION**

Tracy Macdonald explained to the Trust members that this is a closing cost assistance recipient that is now applying for a construction loan with Cape Cod 5 and are asking for the Trust to subordinate their place on the mortgage.

Meg Browers made a **MOTION** to approve the request for subordination of the
AHTF Meeting on January 21, 2025, at 12:30PM

closing cost assistance mortgage for Elvis Butler for the property located at 63 Cato Lane. Shantaw Bloise-Murphy seconded the motion.

Roll call of those participating

1. Meg Browers – Aye
2. Tom Dixon – Aye
3. Forest Bell – Aye
4. Shantaw Bloise-Murphy – Aye
5. Penny Dey – Aye

VII. Other Business

Next Meetings

February 4th at 12:30pm

February 18th at 12:30pm

VIII. Board Comments

Penny Dey informed the Trust, and the public, that the Certificates of Occupancy has been issued for the first 4 units at Wiggles Way formally known as 31 Fairgrounds Road.

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

- **Purpose 7: To Comply with, or Act Under the Authority of, Any General or Special Law (Open Meeting Law, G.L. c. 30A, §§ 18-23) to Approve Executive Session Minutes from December 17th, 2024, December 23rd, 2024.**
- **Purpose 6: To consider the purchase, exchange, lease, or value of real property located at 13A and 13B Cedar Circle where an open meeting may have a detrimental effect on the negotiating position of the public body.**
- **Purpose 6: To consider the purchase, exchange, lease, or value of real property located at 18, 18A, 20, 22, 24 and 26 Sparks Avenue where an open meeting may have a detrimental effect on the negotiating position of the public body.**
- **Purpose 6: To consider the purchase, exchange, lease, or value of**

real property located at 14 Somerset Road where an open meeting may have a detrimental effect on the negotiating position of the public body.

Shantaw Bloise-Murphy made a MOTION to adjourn the open session, to move to executive session, not to return to open session, for the purpose 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. Forest Bell seconded the motion.

Roll call of those participating

1. Shantaw Bloise-Murphy – Aye
2. Forest Bell – Aye
3. Tom Dixon – Aye
4. Meg Browers – Aye
5. Penny Dey – Aye

X. Adjourn

The meeting was adjourned at 12:41pm.

NANTUCKET AFFORDABLE HOUSING TRUST

~~ MEETING MINUTES ~~

Tuesday, February 4th, 2025.

Remote Meeting via Zoom– 12:30pm

Trust Members: Brian Sullivan (Chair), Penny Dey (Vice-Chair), Meg Browsers, Abby De Molina, Shantaw Bloise-Murphy, Forest Bell, Tom Dixon

ATTENDING MEMBERS: Brian Sullivan, Penny Dey, Tom Dixon, Forest Bell, Meg Browsers, Shantaw Bloise-Murphy, Abby De Molina

STAFF IN ATTENDANCE: Ellis Ramos (Office Manager), Rachel Field (Property Manager) Tracy MacDonald (Real Estate Specialist) Lee Smith (Town Counsel).

SPEAKERS IN ATTENDANCE:

I. Call to Order

Brian Sullivan called the meeting to order at 12:32pm.

II. Approval of Agenda – ACTION

Tom Dixon made a **MOTION** to approve the agenda. Meg Browsers seconded the motion.

Roll call of those participating

1. Forest Bell – Aye
2. Tom Dixon – Aye
3. Meg Browsers – Aye
4. Abby De Molina – Aye

III. Brian Sullivan – Aye **Public Comment** *for items not listed on the agenda.*

No public comments.

IV. Approval of Minutes – ACTION

- January 21st, 2025

Ellis Ramos noted that Penny Dey had suggested an edit, which had not yet been distributed to members.

AHTF Meeting on January 21, 2025, at 12:30PM

Brian Sullivan proposed holding approval of the minutes until the next meeting.

Shantaw Bloise- Murphy joined the meeting at 12:34pm.

V. Review Howard Dickler Citizens Award – REVIEW

Ellis Ramos informed the Board and the public that nominations were being accepted for the Howard Dickler Citizens Award. Nominations could be emailed to eramos@nantucket-ma.gov or dropped off at the Housing Office at 16 Broad Street. The deadline for submissions is April 5, and the award winner will be announced at the 2025 Annual Town Meeting.

Penny Dey joined the meeting at 12:37pm.

VI. Annual Town Meeting Communications Sub Committee Discussion – DISCUSSION

Brian Sullivan emphasized the need for improved outbound communications leading up to the Annual Town Meeting.

Ellis Ramos explained that a volunteer from the Trust was needed to help develop a communications strategy, which would then be presented to the Trust for approval.

Forest Bell inquired whether communications would be through social media or traditional methods.

Ellis Ramos said that the approach has not been determined yet, but a comprehensive plan is the goal.

Shantaw Bloise-Murphy and Abby De Molina volunteered to assist with the communications effort.

Penny Dey stressed the importance of conveying clear, concise messaging, particularly regarding the allocation of funds.

Brian Sullivan noted that past documents, including a presentation from last year's Finance Committee meeting, could serve as a starting point for messaging.

Rachel Field pointed out that there has been confusion among the public regarding the project's funding and oversight.

Penny Dey confirmed that an open house event is being planned before residents moved in, which could serve as an opportunity to educate the community about the project.

VII. Transfer Fee communication strategy update presented by Tucker Holland – UPDATE

Tucker Holland was scheduled to provide an update on the transfer fee communication strategy but was unable to attend. The topic was postponed to a future meeting.

VIII. Other Business

Next Meetings

February 18th at 12:30pm

March 4th at 12:30pm

IX. Board Comments

Tom Dixon noted that the Commonwealth has issued the final guidance for Accessory Dwelling Units (ADUs). He said that the Nantucket Planning Board will discuss the implications that this has on Nantucket at an upcoming meeting.

Brian Sullivan asked whether significant local changes were expected.

Tom Dixon responded that it was still being determined but that Nantucket's existing policies might reduce the need for major adjustments.

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

- **Purpose 7: To Comply with, or Act Under the Authority of, Any General or Special Law (Open Meeting Law, G.L. c. 30A, §§ 18-23) to Approve Executive Session Minutes from January 7th, 2025.**
- **Purpose 6: To consider the purchase, exchange, lease, or value of real property located at 18, 18A, 20, 22, 24 and 26 Sparks Avenue where an open meeting may have a detrimental effect on the negotiating position of the public body.**

- **Purpose 6: To consider the purchase, exchange, lease, or value of real property located at 5 Altheas Lane where an open meeting may have a detrimental effect on the negotiating position of the public body.**

Penny Dey made a MOTION to adjourn the open session, to move to executive session, not to return to open session, for the purpose 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. Shantaw Bloise-Murphy seconded the motion.

Roll call of those participating

1. Tom Dixon – Aye
2. Meg Browers – Aye
3. Penny Dey – Aye
4. Forest Bell – Aye
5. Abby De Molina – Aye
6. Shantaw Bloise-Murphy – Aye
7. Brian Sullivan – Aye

XI. Adjourn

The meeting was adjourned at 12:51pm.

NANTUCKET AFFORDABLE HOUSING TRUST

~~ MEETING MINUTES ~~

Friday, February 21, 2025.

Remote Meeting via Zoom– 2:30pm

Trust Members: Brian Sullivan (Chair), Penny Dey (Vice-Chair), Meg Browsers, Abby De Molina, Shantaw Bloise-Murphy, Forest Bell, Tom Dixon

ATTENDING MEMBERS: Penny Dey, Tom Dixon, Abby De Molina, Forest Bell.

STAFF IN ATTENDANCE: Ellis Ramos (Office Manager), Rachel Field (Property Manager) Tracy MacDonald (Real Estate Specialist) Lee Smith (TownCounsel).

SPEAKERS IN ATTENDANCE:

I. Call to Order

Penny Dey called the meeting to order at 2:33pm.

II. Approval of Agenda – ACTION

Tom Dixon made a MOTION to approve the agenda. Forest Bell seconded the motion.

Roll call of those participating

1. Forrest Bell – Aye
2. Tom Dixon – Aye
3. Abby De Molina – Aye
4. Penny Dey – Aye

III. Public comments *for items not listed on the agenda.*

Tracy MacDonald introduced Bob Bystrowski as the new Real Estate Specialist for the Town of Nantucket.

Bob Bystrowski expressed his enthusiasm about working with the Trust and looked forward to collaborating with the team.

IV. Howard Dickler Citizen Award – ANNOUNCEMENT

Tracy MacDonald announced that the Nantucket Affordable Housing Trust is accepting nominations for the Dr. Howard Dickler Citizen Award, which recognizes individuals dedicated to housing advocacy. She provided background on Dr. Dickler's contributions and outlined the nomination process. Nominations open on February 18, 2025, and are due by April 4, 2025. The recipient will be announced at the Annual Town Meeting on May 3, 2025. Submit nominations to

AHTF Meeting on February 21, 2025, at 2:30PM

eramos@nantucket-ma.gov .

Penny Dey noted that this is the third year the award has been given, with past recipients including Billy Cassidy and Rich Hussey. She emphasized that the award is intended for community members, not those professionally involved in affordable housing.

V. Other Business

Ellis Ramos mentioned that the March 4 meeting was still under discussion and might not take place.

VI. Board Comments

Penny Dey provided an update on the 31 Fairgrounds Road project, reporting that certificates of occupancy had been issued for Buildings 1 and 8. Final signoffs for Buildings 2 through 7 were expected by the end of the week, with full occupancy anticipated by April 15. She noted that the project remains within budget.

VII. Executive Session PURSUANT TO MGL C. 30A § 21(A)

- 1. Purpose 7: To Comply with, or Act Under the Authority of, Any General or Special Law (Open Meeting Law, G.L. c. 30A, §§ 18-23) to Approve the amended Executive Session Minutes from December 23rd, 2024, for Possible Release.**

Tom Dixon made a MOTION to adjourn open session, to move to executive session, not to return to open session for the Purpose to Comply with, or Act Under the Authority of, Any General or Special Law (Open Meeting Law, G.L. c. 30A, §§ 18-23) to Approve the amended Executive Session Minutes for Possible Release.

Roll call of those participating

1. Forrest Bell – Aye
2. Tom Dixon – Aye
3. Abby de Molina – Aye
4. Penny Dey – Aye

VIII. Adjourn

The meeting adjourned at 2:42PM.

Announcements

- The Nantucket Affordable Housing Trust will have one open at-large seat beginning June 30, 2025. Community members interested in supporting affordable housing initiatives are encouraged to consider applying.
- Update on Affordable Housing Trust Fund Request for Proposals.

Announcement on The Affordable Housing Trusts two Requests for Proposals:

The submission deadline for the Bundle Request, which includes the development of the properties at 135 & 137 Orange Street, 12 & 12R Bartlett Road, and 16 Vesper Lane, is set for March 14, 2025. The contract will be awarded on June 12, 2025.

The submission deadline for the Request for Proposal for 7 Amelia Drive has been extended from March 14, 2025, to May 5, 2025. Additionally, the contract award date has been pushed from June 12, 2025, to July 8, 2025. This change is due to the fact that 7 Amelia Drive was co-purchased with the Town of Nantucket, and the Town must officially dispose of the lot to the Affordable Housing Trust before a land lease can be granted.

Subsidized Housing Inventory List – UPDATE

EXECUTIVE OFFICE OF HOUSING AND LIVABLE COMMUNITIES CH40B SUBSIDIZED HOUSING INVENTORY

Nantucket

DHCD ID #	Project Name	Address	Type	Total SHI Units	Affordability Expires	Built w/ Comp. Permit?	Subsidizing Agency
2055	Miacomet Village I	3 Manta Drive	Rental	10	Perp	Yes	EOHLC
2056	Miacomet Village I	3 Manta Drive	Rental	12	Perp	Yes	EOHLC
2057	Academy Hill School	Westminster St.	Rental	27	2033*	No	EOHLC MassHousing MassHsg/HUD
2058	Landmark House	144 Orange St.	Rental	18	2023*	No	RHS
2059	Landmark House II	Orange St.	Rental	8	2041	No	HUD FHLBB
2060	Miacomet Village II	Norquarta Drive	Rental	19	05/01/2047	Yes	FHLBB RHS
2061	Nantucket Housing Authority	Benjamin Drive	Rental	5	Perp	No	HUD HUD HUD
4383	DDS Group Homes	Confidential	Rental	0	N/A	No	DDS
4588	DMH Group Homes	Confidential	Rental	5	N/A	No	DMH
7610	Norquarta Drive	Norquarta Drive	Rental	2	perp	No	EOHLC
7611	Dartmouth Street	Dartmouth Street	Rental	2	Perp	No	Town of Nantucket
7612	Norwood Street	Norwood Street	Rental	1	Perp	No	Town of Nantucket

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Nantucket
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This data is derived from information provided to the Executive Office of Housing and Livable Communities (EOHLC) by individual communities and is subject to change as new information is obtained and use restrictions expire.

EXECUTIVE OFFICE OF HOUSING AND LIVABLE COMMUNITIES CH40B SUBSIDIZED HOUSING INVENTORY

Nantucket

DHCD ID #	Project Name	Address	Type	Total SHI Units	Affordability Expires	Built w/ Comp. Permit?	Subsidizing Agency
7613	Irving Street	Irving Street	Rental	1	Perp	No	<i>Town of Nantucket</i>
7614	Clarendon Street	Clarendon Street	Rental	1	Perp	No	<i>Town of Nantucket</i>
9086	Abrem Query	2-4-6-8 Folger Ave	Ownership	7	Perp	YES	<i>FHLBB</i>
9087	Beach Plum Village	15-19 Rugged Road & 6-8 Scotts Way	Ownership	10	Perp	YES	<i>MassHousing</i>
10262	Ticcoma Way	Ticcoma Way	Rental	1	Perp	NO	<i>EOHLC</i>
10263	Sachem's Path I and II	95 Surfside Road, Wapossett Circle & Nanina Drive	Ownership	10	Perp	YES	<i>EOHLC</i> <i>MassHousing</i>
10295	7 Surfside Road	7 Surfside Road	Rental	4	Perp	NO	<i>EOHLC</i>
10296	Meadows II	Davkim Lane	Rental	225	Perp	NO	<i>EOHLC</i>
10297	Surfside Crossing	3, 5, 7 & 9 South Shore Rd	Ownership	0	Perp	YES	<i>MassHousing</i>
10590	Benjamin Drive - Habitat for Humanity	Benjamin Drive	Ownership	3	Perp	YES	<i>EOHLC</i>
10591	31 Fairgrounds	31 Fairgrounds	Rental	22	Perp	NO	<i>EOHLC</i>
10749	Sandpiper II	Old South Road	Ownership	2	Perp	NO	<i>EOHLC</i>
10987	Sandpiper I	Beach Grass Rd	Ownership	4	Perp	NO	<i>LIP</i>
10988	Waitt Dr - Habitat for Humanity	Waitt Dr	Ownership	6	Perp	NO	<i>EOHLC</i>
Nantucket Totals				405	Census 2020 Year Round Housing Units		6,184
					Percent Subsidized		6.55%

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Nantucket
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This data is derived from information provided to the Executive Office of Housing and Livable Communities (EOHLC) by individual communities and is subject to change as new information is obtained and use restrictions expire.

Steve Maury presentation of conceptual development plans for 13 and 13A Woodland Drive for Attainable Home Ownership Plan & Funding support – DISCUSSION

Dear AHTF Chairperson,

I am writing to request an agenda item at your next meeting to present conceptual development plans for my properties on Woodland Drive and to discuss the potential for financial support from the Trust's available funds.

Project Vision & Alignment with the Trust's Mission

My goal is to create attainable homeownership opportunities for year-round residents—an option that remains critically underserved in Nantucket's housing landscape. This project directly aligns with the charge of the Affordable Housing Trust by:

- **Providing homeownership opportunities in a 100% price-restricted neighborhood**—only the second of its kind on Nantucket, joining **Sachem's Path**.
- **Ensuring long-term community stability** through a **perpetual year-round occupancy restriction** (minimum 10 months per year) and a **minimum lease length of 12 months**.
- **Offering attainable pricing**, targeting households earning up to **240% of Area Median Income (AMI)**—a demographic that often earns too much for traditional affordable housing programs yet struggles to secure homeownership.
- **Prioritizing essential workers**, including municipal employees and nonprofit staff serving the island, through a first-look opportunity for qualified buyers.

Status & Community Engagement

The properties are the subject of two zoning articles. **Last week, the Planning Board voted in favor of Article 61**, which supports a **reduced-density plan** that aligns with responsible growth. **I proactively requested a negative recommendation on Article 60** to ensure that the property is **rezoned consistently with the rest of Woodland Drive**, without granting any additional density beyond what is allowed for neighboring properties. This approach demonstrates my commitment to **balanced development that respects the character of the area while providing much-needed homeownership opportunities**.

Prior to the Special Town Meeting last fall, I recorded deed restrictions (not currently in effect) that reflect the spirit of this project. These restrictions will be revised with input from neighbors and Town Counsel and finalized before the May Town Meeting to ensure long-term affordability and responsible development.

I have held multiple conversations with neighborhood residents. While concerns remain—particularly around traffic impacts—there is **strong support for a carefully planned, restricted development**.

Development Scenarios & Feasibility

The site is currently **outside the sewer district**, with **septic regulations limiting development to 31 bedrooms**. **Article 61** would allow for greater **flexibility in how those bedrooms are arranged** but would **not increase the total number of bedrooms allowed**. Separate articles propose **adding the properties to the sewer district**, which would enable a more efficient and sustainable use of the land while maintaining responsible development limits.

I will present two potential plans:

1. By-Right Plan – 12 Attainable Dwellings

- **Development:** 3 dwellings (duplex + cottage) per **4 lots** (20,000 sq ft each).
- **Zoning:** No zoning change required; fully permitted under current regulations.
- **Trade-off:** To make this plan financially feasible, **3 acres would need to be sold for market-rate development**, reducing the number of attainable homeownership opportunities.
- **Total Impact:** The entire site would contain **15 dwellings**, but only **12 would be price-restricted for attainable homeownership**.

2. Zoning Change Plan – 18 Dwellings (Requires Article 61 & Sewer Expansion)

- **Development:** 2 dwellings (house + cottage) per **9 lots**, utilizing the entire **4.8-acre site**.
- **Impact:** This plan maintains **lower density than my original and comparable density to what is on Woodland Drive today** while **expanding access to homeownership for year-round residents**.
- **Efficiency:** Connecting to town sewer **allows for more efficient land use**, eliminating the need for large shared septic systems and making the project more cost-effective per unit.

For either plan to remain **attainable, financial support from the Trust is essential** to offset land and development costs while ensuring **long-term affordability**. **The by-right option (12 dwellings) requires larger shared septic systems, which significantly increases per-dwelling costs**, making it the **less efficient option from a subsidy standpoint**. In contrast, **Option 2 (18 dwellings with sewer connection) offers a more cost-effective approach**, maximizing affordability while maintaining a responsible scale of development.

Path Forward

I welcome the opportunity to discuss how the Trust can play a role in making this project viable. I look forward to presenting at your next meeting and working together to bring much-needed homeownership opportunities to the island.

Thank you for your consideration.

Best,

Stephen

Stephen Maury
c 508.451.0191

13/13A Woodland Drive

The Opportunity

Support the development of just the second **100% year-round homeownership and 100% price-restricted neighborhood** on Nantucket, ensuring long-term affordability for all dwellings, with priority access for municipal and non-profit employees.

Development Scenarios

1. Under Current Zoning (No Sewer Access)

- **4 R-20 lots approved in September 2024**
 - 3 dwellings on each lot
 - One duplex with a three-bedroom unit and a two-bedroom unit, and one one-bedroom ADU
 - **Total Units: 12 dwellings, 24 bedrooms across four lots**

2. With Zoning Change & Sewer Addition

- If Article 61 is adopted and the property is added to the sewer district (Article 78 and 79), it will bring the property into alignment with the rest of the **Woodland Drive neighborhood**
- Enables **as many as 27 dwellings** (3 on each of 9 lots)
- Ongoing discussions with neighbors to **reach agreement on total dwelling limits**
- Agreement will aim to ensure responsible development with **community support**

The Request

- **Commit to a framework of grant funding** to support the construction of this development
- Public benefits will be secured through **deed restrictions** ensuring year-round occupancy, attainable pricing, and priority access for municipal and non-profit employees.
- Funds will be **secured through a recorded loan, forgiven upon completion of homes** to ensure financial accountability and public benefit.

Comparable Housing Project Funding:

- **Wiggles Way** - 22-unit apartment complex
 - Total project cost: **\$18.6M** (\$885 per sq ft)
 - Town financial support: **\$16.6M**

- **\$8.2M in grants** (~\$390 per sq ft)
 - **\$8.4M in 50-year loans at 0.5% interest**
- **Waitt Drive Town Employee Housing** - 3 lots, 9 dwellings
 - Requested design/construction funding: **\$14M**
- **Woodland Drive** - 4 lots, 12 dwellings (initial phase)
 - Estimated grant request: **\$7M** (\$500 per sq ft)
 - **Lower per-square-foot cost** as the number of dwellings increases



ZONING REQUIREMENTS	
ZONING DISTRICT: LIMITED USE GENERAL 2 (LUG-2)	REQUIRED
LOT AREA	80,000 S.F.
LOT FRONTAGE	150 FT.
LOT FRONTAGE ON CUL-DE-SAC	105 FT.
FRONT YARD SETBACK	35 FT.
REAR YARD SETBACK	15 FT.
SIDE YARD SETBACK	15 FT.
MAX. GROUND COVER RATIO	4.0%
REGULARITY FACTOR "R"	0.05

ZONING REQUIREMENTS	
ZONING DISTRICT: RESIDENTIAL 20 (R-20)	REQUIRED
LOT AREA	20,000 S.F.
LOT FRONTAGE	75 FT.
LOT FRONTAGE ON CUL-DE-SAC	52.5 FT.
FRONT YARD SETBACK	10 FT.
REAR YARD SETBACK	10 FT.
SIDE YARD SETBACK	10 FT.
MAX GROUND COVER RATIO	12.5%
REGULATORY FACTOR "R"	0.55

[illegible]

DATE: AUGUST 5, 2024	DRAWN BY: DESIGN BY: CHECK BY:	
	RT	RLM/DCM
PROJECT NO. 24052		
ISSUED FOR:		
DRAFT		

CONCEPTUAL SUBDIVISION PLAN
13 WOOD AND DRIVE
ASSESSORS MAP 79, PARCELS 208
NANTUCKET, MASSACHUSETTS
PREPARED BY

DRAWING TITLE:
CONCEPTUAL PLAN 2B
ZONING DISTRICT
R-20 & LUG-2
SCALE: 1"=30'

SHEET NO. 1 OF 1

**Annual Town Meeting Commu-
nications Sub Committee Up-
date and Discussion – Ellis Ra-
mos, Abby De Molina and
Shantaw Bloise-Murphy – UP-
DATE AND DISCUSSION**

AFFORDABLE HOUSING TRUST

MAKING HOMES
ATTAINABLE

•
ON NANTUCKET



Providing housing solutions in the community since 2019

Deed Restrictions keep homes affordable in perpetuity

Since 2019, almost 250 deed restricted units in 19 projects have been created with \$57M in Affordable Housing Trust funds.

Projects include:

- Honeysuckle Drive (3 ownership units)
- Richmond Place (134 units)
- Wiggles Way (22 units)

We plan to create an additional 135 units with the remaining \$26M in funds, including land purchases and rental and ownership buydowns.

Adding value

Using Nantucket Town funds efficiently

Did you know the cost per unit created is **\$218K?**

That is impossible to replicate in this housing market.

How the Articles Support Housing Solutions:

Funding & Development Articles

- **Article 11 – Town Employee Housing:** Proposes funding to build housing for town employees on Waitt Drive. This will help ensure that essential workers, such as teachers, police officers, and firefighters, can afford to live on the island.
- **Community Preservation Fund Allocation:** Sets aside money for housing projects through the Community Preservation Fund. This funding will go towards purchasing land and constructing affordable homes.
- **Rescind Unused Borrowing Authority for NAHT:** Cancels previously approved but unused funds for affordable housing.

Zoning & Policy Articles

- **Accessory Dwelling Unit (ADU) Expansion:** Allows homeowners to build small rental units (such as in-law apartments or guest houses) on their property. This will help create more affordable rental options for year-round residents.
- **Cottage Community Zoning Change:** Enables the development of small, single-family homes in designated areas. These communities will be available to year-round residents and will help expand homeownership opportunities for moderate-income families.
- **Inclusionary Zoning Requirement:** Requires that new large housing developments include a percentage of affordable housing units. If developers choose not to build affordable homes, they must contribute to the NAHT's affordable housing fund.
- **Year-Round Housing Definition:** Establishes a clear legal definition of "year-round housing," ensuring that more homes are preserved for local residents rather than being converted into seasonal or investment properties.