

ISLAND KITCHEN

NANTUCKET MA

February 4, 2020

Judith Wegner, Chair
Nantucket Planning Board
2 Fairgrounds Road
Nantucket, MA 02554

Dear Chair Wegner,

As a stakeholder in the CMI zone (1, 2 & 4 Chins Way & 147 Orange Street), I am writing to express my strong opposition to Citizen's Warrant Article 58 which seeks to restrict the height of buildings in the CMI district. In 2016, when the zoning was changed from RC-2 to CMI, property owners and Planning Board staff worked closely together to create an area that changed/improved the zoning, and enabled property owners to create more housing.

The proposed height restriction reverting back to thirty (30) feet is extremely problematic. It flies in the face of all of the joint efforts that were made in 2016 when the zoning changed and, more to the point, it will threaten the efforts to provide more year-round housing/employee housing and exacerbate the housing shortage by reducing the supply.

In my opinion, this will only cause prices to increase for both rentals and purchase of real estate, which will negatively impact the year-round community. It is also extremely important to remember that the zoning change was supported at the 2016 Annual Town Meeting, and was not even called for discussion. In light of the above, please do not support Article 58. Thank you.

Sincerely,

Patrick Ridge