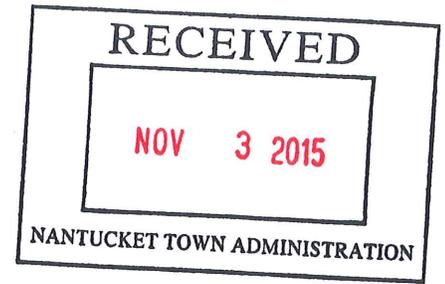


November 2, 2015

Mr. Robert DeCosta, Chairman
Nantucket Board of Selectmen
16 Broad Street
Nantucket, MA 02554



RE: November 2015 Special Town Meeting Warrant Article #2 (Workforce Housing)

Dear Sir and fellow Selectmen,

I write on behalf of the Naushop Home Owner's Association. Naushop is comprised of about 196 homes located off Old South Road near Greglen Avenue. We are the major abutter to the proposed high-density/affordable housing proposed by Richmond Great Point Development ("RGPD"), to be enabled by the Town articles that will be considered at the upcoming Special Town Meeting. Unless properly mitigated, we are concerned its impact, especially on traffic and public safety, will be significant for Naushop Crossing Area and ultimately the whole island.

RGPD is suggesting the build-out of the first phase of their community may occur very quickly; occupancy could be offered in 2016, before the next summer season. The proposed Sandpiper and Meadows housing developments at about 325 housing units will place new demands on Old South Road traffic capacity and infrastructure. A major egress point is anticipated very near the entrance to Naushop at Goldfinch Drive East. We are in amicable discussion with RGPD now, to explore ways to work together on traffic, but it is imperative that the town and RGPD address these environmental factors with a workable traffic plan that adequately protects the safety of both vehicle occupants and pedestrians/bicyclists along Old South Road.

The public discourse so far completely omits consideration of other critical traffic factors: such projects as the relocated firehouse to Fairgrounds Road, a potential new town hall at the corner of Fairgrounds and Old South Road, the RGPD plans for another supermarket or other 'big footprint' retail structure near Greglen Avenue (if the 20,000 SQF retail cap is lifted) and the Valero "freeze plan" subdivision as it is called, which is likely to result in further intense commercial development in the area. Finally, the town's "Bulk Transfer Facility" plan, with its substantial increase in heavy truck traffic through the Milestone Rotary and beyond must be factored into the area's overall impact assessment.

Traffic congestion along the Old South Road corridor is already unbearable during the peak season and stands to deteriorate further. Public safety is threatened by this as vehicles, bicycles and pedestrians jockey for space. The recently approved market at Amelia Drive will place further burdens on infrastructure *in advance* of any meaningful

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actions to accommodate conditions. While the town performed mid-island traffic studies in 2005 and 2006, only the creation of the roundabout at Sparks and Pleasant Avenues has occurred.

Although building a roundabout at Fairgrounds Road and widening the Milestone Rotary were briefly discussed when the Cottage Hospital had targeted the Wannacomet property, we've heard nothing more. Given the additional traffic reasonably anticipated by all the Old South corridor projects, even these enhancements would be insufficient.

Considering all the housing and commercial proposals on the table *for this small island*, it seems clear that we have been overcome by traffic congestion and will fall further behind as development outpaces mitigation. It is imperative to link infrastructure improvements on the same timeline as these development projects coming on-stream. The livability of the island for both visitors and residents depends on this.

While we agree the need for affordable housing is compelling, devising a workable project that scales to the island and is linked to meaningful treatment of traffic and the maintenance of public safety is a bedrock requirement. Thank you for the opportunity to voice these concerns. I and my Naushop colleagues stand ready to work with others to contribute to the solutions we all need.

Sincerely,



Kenneth L. Gentner
Chair, Naushop HOA Board of Trustees
2 Kittiwake Lane, Nantucket MA 02554

Cc: Barry Rector, Chairman, Planning Board
David Armanetti, RGPD (via email darmanetti@richmondco.com)