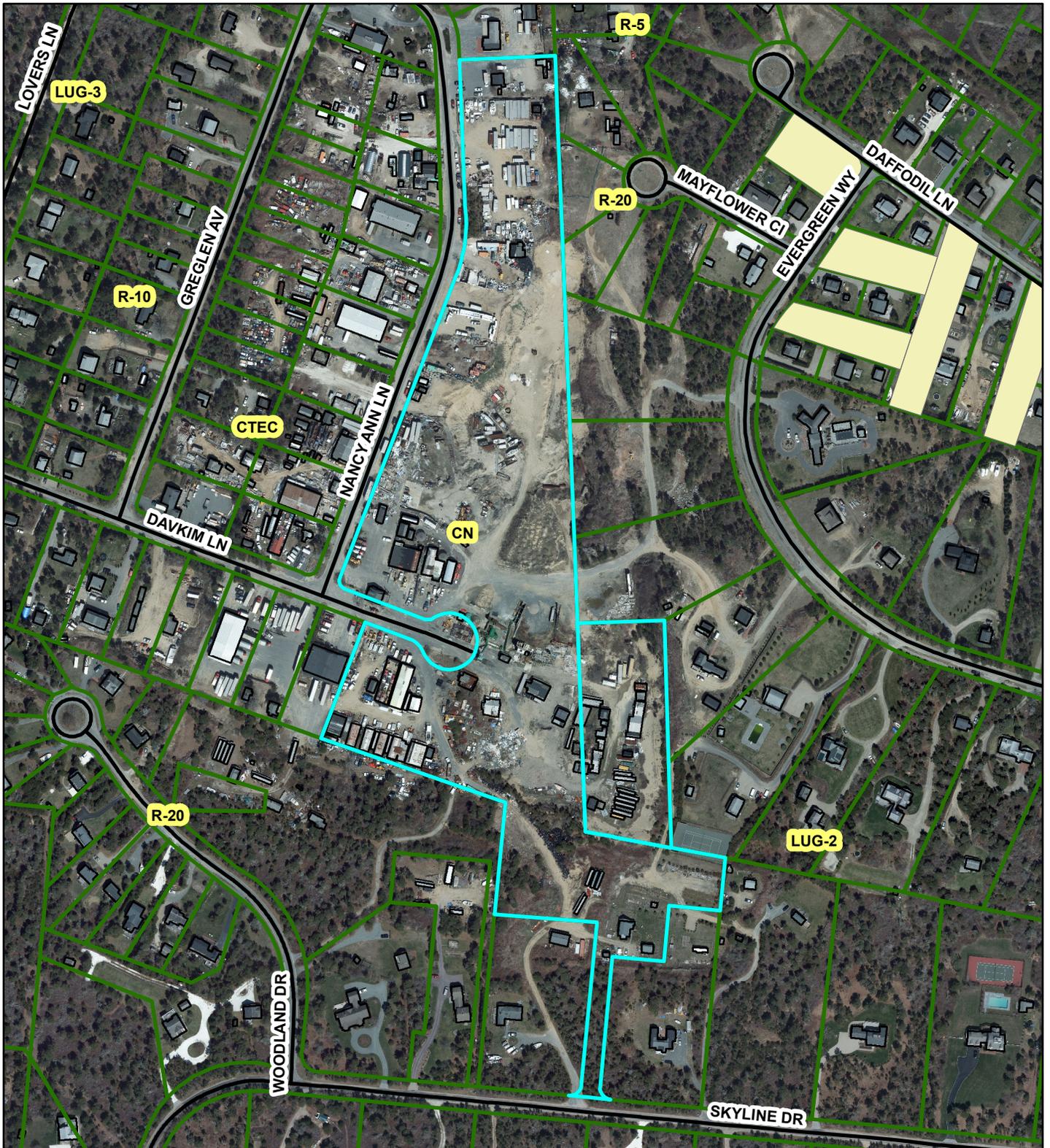




#40-16 Richmond Great Point Development, LLC  
Meadows II Rental Apartment Development Project  
20 & 20R Davkim Lane  
Map 68 Parcels 56.1 & 57



Town Clerk  
Town & County Building  
16 Broad St  
Nantucket, MA 02554



JUN 15 2016

# Nantucket Planning Board

## Application for a Special Permit



Date: June 13, 2016 File #:

Name of development: "Meadows II" Rental Apartment Development Project

Owner(s) name(s): Richmond Great Point Development LLC (Philip Pastan)

Mailing address: 23 Concord Street, Wilmington MA 01887

Phone number: 978-988-3900 Fax number: 978-988-3950

E-mail: ppastan@richmondco.com

Applicant's name: The Richmond Company, Inc. (David Armanetti and Patty Roggeveen)

Mailing address: 23 Concord Street, Wilmington MA 01887

Phone number: 978-988-3900 Fax number: 978-988-3950

E-mail: darmanetti@richmondco.com; proggeveen@richmondco.com

Engineer / surveyor's name: Green Seal Environmental, Inc. (Heather Twiss)

Mailing address: 114 State Road, Sagamore Beach MA 02562 Phone number:

508-888-6034 Fax number: 508-888-1506 E-mail: htwiss@gseenv.com

Location of lot(s):

Street address 20 and 20 (R) Davkim Lane

Tax Assessors Map Parcel See Attachment "A" for Detail of Multiple Parcels

Nantucket Registry of Deed: See Attachment "B" for Detail of Multiple Parcels  
Plan Book Page OR

Plan File # OR Land Court Plan # at Certificate #

Size of parcel: 631,620 SF (14.50 Acres) sq. ft. Zoning District: Commercial Neighborhood (CN)

Special Permit sought: (check one)

- Cluster subdivision
- Commercial WECS
- Driveway Access/Curb Cut Special Permit
- Harbor Overlay District (HOD)
- Major Commercial Development (MCD)

- Multi-family Special Permit
- Moorlands Management District Subdivision or Construction (MMD)
- NEHOD (Neighborhood Employee Housing Overlay District)
- MRD (Major Residential Development)
- MIPOD (Mid-Island Planned Overlay District)
- Other Uses Requiring a Special Permit (specify all uses and *Nantucket Code* sections)

Section	Description
_____	_____
_____	_____
_____	_____
_____	_____

Specify all associated Zoning Code relief sought:

Section	Description
None	
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

*Only the zoning relief expressly requested above will be considered as part of this application.*

If applying for a Major Commercial Development, specify how the application will comply with Section 139-11 (J) of the *Zoning Code of the Town of Nantucket*, also known as the Town's Affordable Housing Effort:  
 Not Applicable (Application is not a Major Commercial Development Project)

\_\_\_\_\_

\_\_\_\_\_

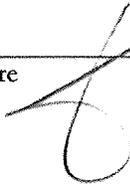
Planning Board filing fee due: \$ \_\_\_\_\_

Engineering Inspection Escrow Deposit due: \$ \_\_\_\_\_

I/ we hereby certify that the applicant(s) cited above have been authorized by me/ us to file a Special Permit application with the Planning Board on property that I/ we own.

\_\_\_\_\_  
Owner(s)' Signature(s) Philip Pastan, as Manager of Richmond Great Point Development LLC

\_\_\_\_\_  
Applicant's Signature



OK  
NP  
6/13/16

I/we \_\_\_\_\_, the undersigned, hereby authorize  
\_\_\_\_\_ to act as agent(s) on my/our behalf and  
to make any necessary revisions on this filed application as they may be requested by the Board to meet its  
governing rules and guidelines.

\_\_\_\_\_  
Owner(s)' signature(s)

**Check List:**

- Planning Board Special Permit abutters list – to be obtained at the Tax Assessor's office
- Completed application form entitled "Application to the Planning Board for a Special Permit"
- Application fee of \$250.00 payable to Town of Nantucket
- Abutters fee of \$6.11 per abutters payable to Pitney Bowes Reserved Funds
- Four (4) sets of mailing labels with each abutter's name and address
  - 1" x 2 5/8" size, typed labels, are preferred
  - duplicate labels are not necessary if the same owner is listed for more than one abutting property
- Completed application form
- Town Clerk's stamped application (provide 2 copies-one for Town Clerk and one for Planning Board)

**"Attachment A" to  
Special Permit Application**

**"Meadows II" Rental Apartments Development  
20 and 20 (R) Davkim Lane, Town of Nantucket MA**

**ADDITIONAL SPACE NEEDED TO PROVIDE DETAILED INFORMATION FOR MULTIPLE PARCELS**

---

**20 Davkim Lane (Entirety of 12.5 Acre Total)**

Tax Assessors Map Information: Map # 68, Parcel # 57

Registry / Plan Information; Lot # 184 on Land Court Plan # 16514-Z)  
(Land Court Certificate # 24872)

**20 (R) Davkim Lane (Entirety of 2.00 Acre Total)**

Tax Assessors Map Information: Map # 68, Parcel # 56.1

Registry / Plan Information; Lot # 206 on Land Court Plan # 16514-7)  
(Land Court Certificate # 24872)

**"Attachment B" to  
Special Permit Application**

**"Meadows II" Rental Apartments Development  
20 and 20 (R) Davkim Lane, Town of Nantucket MA**

The title to the land included in the above-referenced application is derived as follows:

**As to the Owner of One Hundred Percent (100%) of the 20 Davkim Lane Property**

**RICHMOND GREAT POINT DEVELOPMENT LLC**

"Deed" dated August 7, 2013, recorded at the Nantucket County Registry of Deeds, in Book # 01397, Page # 312, recorded on August 8, 2013 (referred to as "Recorded Land – Parcel Thirty-Two" on Page 7 of the "Deed").

**As to the Owner of One Hundred Percent (100%) of the 20 (R) Davkim Lane Property**

**RICHMOND GREAT POINT DEVELOPMENT LLC**

"Deed" dated August 7, 2013, recorded at the Nantucket County Registry of Deeds, in Book # 01397, Page # 312, recorded on August 8, 2013 (referred to as "Recorded Land – Parcel Forty-Two" on Page 9 of the "Deed").



The Richmond Company, Inc.  
23 Concord Street  
Wilmington, Massachusetts 01887  
(979) 988-3900

June 10, 2016

TOWN OF NANTUCKET  
PLANNING BOARD  
2 Fairgrounds Road  
Nantucket, Massachusetts 02554

Attention: Leslie Woodson Snell, AICP, LEED AP, Deputy Director of Planning

Subject: Submittal of Application for Special Permit (Workforce Rental Community)  
Richmond Great Point Development LLC (Owner / Developer)  
"Meadows II" Multi-Family Workforce Rental Community Development  
20 Davkim Lane and 20 (R) Davkim Lane

Dear Ms. Snell:

The purpose of this correspondence, issued in our capacity as the applicant and development manager, on behalf of the owner of the subject properties (Richmond Great Point Development LLC) is to submit the completed application form, plans, drainage reports, and related materials which are required to petition the Town of Nantucket Planning Board to consider the above-captioned proposal which requires the issuance of a special permit to allow for the development of the "workforce rental community" project which is proposed to be located on a combination of two (2) contiguous properties comprising +/- 14.5 acres of land located at 20 Davkim Lane and 20(R) Davkim Lane (this land comprises the existing asphalt plant / gravel pit" and storage yard components of the former Glowacki property).

The proposed project is comprised of the land area that was specifically re-zoned for this purpose, to the Commercial Neighborhood (CN) zoning district and to qualify as a "workforce rental community" by the approval of Article 1 and Article 2 at the Nantucket Special Town Meeting of November 9, 2015, the provisions of which have been codified as Section 139-8(D) (Residential Development Options) of the Town of Nantucket Zoning Bylaw.

The proposed project is also expressly consistent with and complies with the terms and provisions of the "2015 Richmond Great Point Development, LLC / Town of Nantucket Memorandum of Agreement" dated November 9, 2015, which memorializes the specific terms under which a workforce homeownership housing community could be developed on the above-captioned properties (the "MOA").

As reflected on the attached site plan, the development program includes a total of 225 apartment units in a series of approximately forty (40) low density, two story, residential structures, designed in a "campus" style layout with interconnected walkways and bike paths and generous off street parking, well in excess of the off street parking required under Section 139-18(B) of the Town of Nantucket Zoning Bylaw, which is equal to requiring one (1) off street parking space per bedroom.

The proposed project will be served by a range of new infrastructure improvements (including water, sewer, drainage, street lighting, landscaping, etc.).

The proposed project will offer a mix / range of studio, one bedroom, two bedroom, and three bedroom units. The mix of units that are proposed to be created, are as follows (this unit mix is preliminary and is subject to change, based on further market research by the owner / developer or a change in conditions prior to the issuance of final approval for the proposed project.

**"Meadows II" Workforce Rental Community Project**  
**Summary of Preliminary Proposed Unit Mix**

Unit Types	Number of Units (Per Type)	Percentage of All Units (Per Type)
<b>Studio (S) Units</b>	22	10 %
<b>One (1) Bedroom Units</b>	87	39 %
<b>Two (2) Bedroom Units</b>	94	42 %
<b>Three (3) Bedroom Units</b>	22	10 %
<b>Subtotal</b>	<b>225 Units</b>	<b>100 %</b>

Based on the preliminary unit mix described above, the proposed project will have a total of three hundred and sixty-three (363) individual bedrooms, which is equal to a bedroom per unit ratio of 1.61 bedrooms per unit.

Twenty-five percent of all of the proposed units, equal to fifty-six (56) units will be rented to tenants who qualify under the household income and related eligibility criteria set forth in the MOA (including the local preference and lottery provisions described therein).

This will include the rental of all of the affordable units to tenants whose household incomes are equal to or less than eighty percent (80%) of the Area Median Income (AMI) established for Nantucket County by the US Department of Housing and Urban Development (HUD). In 2015, these (80% of AMI) annual income limits were equal to \$71,800 in annual income for a three person household and \$79,750 in annual income for a four person household. Based on these income limits and the formulas set by the Commonwealth of Massachusetts Department of Housing and Community Development and Mass Housing under how the maximum monthly rents for the affordable units are established, the maximum monthly rent for the (80% AMI) affordable apartment units will be +/- \$1,270 per month for a studio unit, +/- \$1,325 per month for a one bedroom unit, +/- \$1,590 per month for a two bedroom units, and +/- \$1,825 per month for a three bedroom unit (all of these monthly rents excludes utilities, which must be paid by the individual tenants, in addition to the monthly rent. By the time the proposed project is approved, these maximum income and monthly rent limits will likely be tied to the 2016 income data that is issued / updated by the federal and state government, so these limits will likely change (slightly).

"Meadows II" Workforce Rental Community Project  
Special Permit Application Submittal  
June 10, 2016  
Page Three

Per the terms of the MOA, all of the affordable units will be dispersed uniformly throughout the project and the appearance and quality of finishes of the affordable units will be directly comparable to the market rate apartment units that are also being developed within the property.

Based on the foregoing and in accordance with the MOA, all of the fifty-six (56) affordable rental units in the proposed project will qualify for placement on the Town of Nantucket's Subsidized Housing Inventory List (the "SHI List") which is administered by the Commonwealth of Massachusetts Department of Housing and Community Development and is the official data base that determines whether the Town has met the provision of the statutory minimum of ten percent (10%) of its overall year round housing stock being rented or sold as qualifying affordable units which determines whether the Town is subject to development from so called "Chapter 40B" housing projects. The affordable units to be provided in the proposed project, which will be maintained as affordable in perpetuity, will significantly increase the Town's inventory of affordable units in its attempts to meet this objective.

The proposed project is also subject to compliance with the applicable intensity and dimensional criteria set forth in Section 139-16 of the Town of Nantucket Zoning Bylaw (including but not limited to minimum lot size, frontage, yard setbacks, ground cover ratio, and (lot) regularity factor, as modified by the site flexibility standards that are set forth in Section 139(8)(D) of the Town of Nantucket Zoning Bylaw for workforce rental community, which the proposed project is qualified for,

Because it is subject to issuance of a workforce rental community special permit, as specified in Section 139-8(D)(1)(a)[3] of the Town of Nantucket Zoning Bylaw, the proposed subject is subject to major site plan review (MSPR) by the Planning Board (as set forth in Section 139-23, and specifically Section 139-23(B)(2) of the Town of Nantucket Zoning Bylaw).

We appreciate the opportunity to submit the application, plans, and supporting materials for this important development proposal for your review and for consideration by the Planning Board and we look forward to commencing with the public hearing and public review process.

If you have any immediate questions with respect to the proposed project or any of the submittal materials, please feel free to contact me at 978-988-3900, Extension # 12.

Very truly yours,



David J. Armanetti  
Director of Real Estate Development  
The Richmond Company, Inc.  
On Behalf of Richmond Great Point Development LLC

Cc: Philip Pastan, TRC  
Kathryn Fossa, TRC  
Patricia Roggeveen, RGPDLLC  
Shane Valero, RGPDLLC  
Andrew Burek, Esq., RGPDLLC  
Arthur Reade Jr., Esq., RGH  
John Ogren, Hayes Engineering



*The Richmond Company, Inc.  
23 Concord Street  
Wilmington, Massachusetts 01887  
(979) 988-3900*

June 13, 2016

TOWN OF NANTUCKET  
TOWN CLERK  
16 Broad Street  
Nantucket, Massachusetts 02554

Attention: Catherine Flanagan Stover, MMC, CMMC

Subject: Submittal of Application for Special Permit (Workforce Rental Community)  
Richmond Great Point Development LLC (Owner / Developer)  
"Meadows II" Multi-Family Workforce Rental Community Development

Dear Mrs. Stover:

The purpose of this correspondence, issued in our capacity as the applicant and development manager, on behalf of the owner of the subject properties (Richmond Great Point Development LLC) is to document submittal of the completed application to petition the Town of Nantucket Planning Board to consider the above-captioned proposal which requires the issuance of a special permit to allow for the development of the "Meadows II" workforce rental community development, comprised of two hundred and twenty-five (225) rental apartment units on a combination of two (2) properties totaling +/- 17.2 acres of land located at 20 Davkim Lane and 20 (R) Davkim Lane.

The submittal of the application to your office is being completed as prescribed in Section 139-30(B)(1) of the Town of Nantucket Zoning Bylaw.

Upon your acknowledgment of receipt of the application (by way of time / date stamping the application), we will proceed to file a copy of the application (and all other required materials) forthwith to the Town of Nantucket Planning Board to obtain its review and subsequent action (as prescribed in Section 139-30(B)(2) of the Town of Nantucket Zoning Bylaw.

Should you have any questions with respect to the application and submittal, please feel free to contact me at 978-988-3900, Extension # 12.

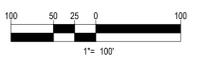
Very truly yours,

David J. Armanetti  
Director of Real Estate Development  
The Richmond Company, Inc.  
On Behalf of Richmond Great Point Development LLC

Cc: Andrew Burek, Esq., TRC  
Arthur Reade, Jr., Esq., RGH



DEVELOPMENT SUMMARY	
SINGLE FAMILY	
	PROPOSED
UNIT COUNT	100
TYPE 'A'	26
TYPE 'B'	58
TYPE 'C'	16
ROADWAY	4760 LN. FT.
MULTI FAMILY	
	PROPOSED
BUILDINGS	38
PARKING SPACES	416
RATIO	10.94 / BLDG
ROADWAY	2895 LN. FT.
ROADWAY - PARKING	2860 LN. FT.
LINEAR RETAIL	
	PROPOSED
BUILDING SQ. FT.	15,505
PARKING SPACES	89
RATIO	51/1000



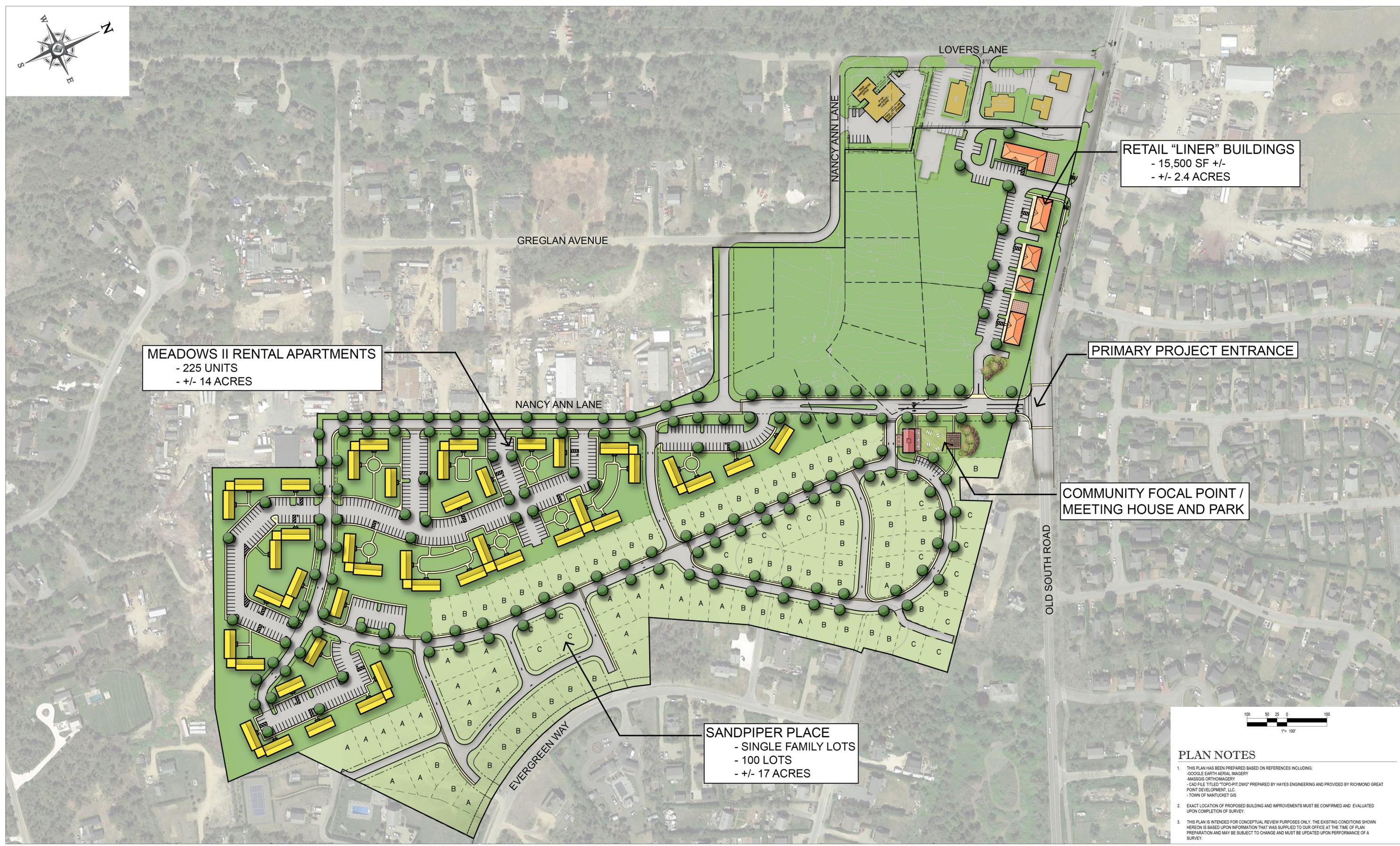
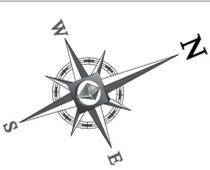
- PLAN NOTES**
- THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING:  
 - GOOGLE EARTH AERIAL IMAGERY  
 - MASSGIS ORTHOMAGERY  
 - CAD FILE TITLED "TOPD-PIT.DWG" PREPARED BY HAYES ENGINEERING AND PROVIDED BY RICHMOND GREAT POINT DEVELOPMENT, LLC  
 - TOWN OF NANTUCKET GIS
  - EXACT LOCATION OF PROPOSED BUILDING AND IMPROVEMENTS MUST BE CONFIRMED AND EVALUATED UPON COMPLETION OF SURVEY.
  - THIS PLAN IS INTENDED FOR CONCEPTUAL REVIEW PURPOSES ONLY. THE EXISTING CONDITIONS SHOWN HEREON IS BASED UPON INFORMATION THAT WAS SUPPLIED TO OUR OFFICE AT THE TIME OF PLAN PREPARATION AND MAY BE SUBJECT TO CHANGE AND MUST BE UPDATED UPON PERFORMANCE OF A SURVEY.

**RICHMOND GREAT POINT DEVELOPMENT LLC**  
**OLD SOUTH ROAD PROPERTIES**  
 NANTUCKET, MA

**MASTER PLAN**  
 SCALE: 1"=100'  
 DATE: 06/16/2016  
 PROJECT #: W141196

REFERENCES:





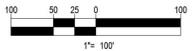
**MEADOWS II RENTAL APARTMENTS**  
 - 225 UNITS  
 - +/- 14 ACRES

**RETAIL "LINER" BUILDINGS**  
 - 15,500 SF +/-  
 - +/- 2.4 ACRES

**PRIMARY PROJECT ENTRANCE**

**COMMUNITY FOCAL POINT /  
 MEETING HOUSE AND PARK**

**SANDPIPER PLACE**  
 - SINGLE FAMILY LOTS  
 - 100 LOTS  
 - +/- 17 ACRES



**PLAN NOTES**

1. THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING:  
 - GOOGLE EARTH AERIAL IMAGERY  
 - MASSGIS ORTHOMAGERY  
 - CAD FILE TITLED "TOPO-PIT.DWG" PREPARED BY HAYES ENGINEERING AND PROVIDED BY RICHMOND GREAT POINT DEVELOPMENT, LLC  
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**RICHMOND GREAT POINT DEVELOPMENT LLC**  
**OLD SOUTH ROAD PROPERTIES**  
 NANTUCKET, MA

**MASTER PLAN**  
 SCALE: 1"=100'  
 DATE: 06/10/2016  
 PROJECT #: W141196

REFERENCES:

