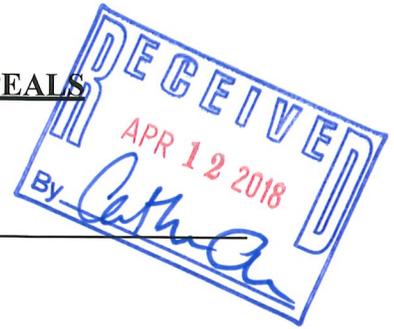


TOWN OF NANTUCKET ZONING BOARD OF APPEALS

**COMPREHENSIVE PERMIT APPLICATION
pursuant to M.G.L. Ch. 40B, §§ 20-23**



APPLICANT: Surfside Crossing, LLC.
SUBJECT PROPERTY: 3, 5, 7, and 9 South Shore Road, Nantucket
Assessors Map 67; Parcels: 336, 336.9, 336.8, & 336.7
PROJECT NAME: Surfside Crossing

2018 APR 13 AM 10:19
NANTUCKET
TOWN CLERK

An Original and twenty-five (25) copies

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10. Comprehensive Permit Plans ("Site Plans") prepared by Bracken Engineering, Inc. entitled "Surfside Crossing" prepared for Surfside Crossing, LLC, (11 x 17) dated February 15, 2018

11. Architectural Plans / Floor Plans prepared by Emeritus prepared for Surfside Crossing (11 x 17)

SUBMITTED UNDER SEPARATE COVER

- Comprehensive Permit Plans (“Site Plans”) prepared by Bracken Engineering, Inc. entitled “Surfside Crossing” prepared for Surfside Crossing, LLC, (11 x 17) dated February 15, 2018 (one full size set)
Additional sets will be provided upon request
- Architectural Plans / Floor Plans prepared by Emeritus prepared for Surfside Crossing (one full size set)
Additional sets will be provided upon request
- Stormwater Report prepared by Bracken Engineering, Inc. prepared for “Surfside Crossing” for Surfside Crossing, LLC dated February 15, 2018 (~~three~~ ^{two} copies)
Additional sets will be provided upon request
- Traffic Impact Assessment Memorandum prepared by MDM Transportation Consultants, Inc. dated February 16, 2018 (~~three~~ ^{two} copies)
Additional sets will be provided upon request
- Abutters list Certified by the Town of Nantucket Assessor’s Office
- Check in the amount of \$8,800.00 Dollars for Filing Fee

Note: An electronic copy of the application with all attachments and the Stormwater Report and the Traffic Impact Study will be provided via email sharefile

TAB 1

Nantucket Zoning Board of Appeals COMPREHENSIVE PERMIT APPLICATION

Project Name: Surfside Crossing Project Owner: Surfside Crossing LLC Map / Parcel: Map 67

Parcels: 336, 336.9, 336.8, 336.7

4. CONTACT INFORMATION:

Phone Number: 508-825-8825 wk / 508-633-5500 (cell)

Email: jamie@cottageandcastleinc.com

5. APPLICANT'S ATTORNEY: (name, address, phone number, and email)

Peter L. Freeman / Freeman Law Group LLC

and

Arthur I. Reade, Jr.

86 Willow Street, Yarmouth Port, MA 02675

Reade, Gullicksen, Hanley & Gifford, LLP

508-362-4700

Six Young's Way, Nantucket, MA 02554

pfreeman@freemanlawgroup.com

508-228-3128 / air@readelaw.com

6. ADDRESS OF PROPERTY:

3, 5, 7 & 9 South Shore Road, Nantucket, MA

7. ASSESSORS' MAP and PARCEL NUMBER:

Map 67, Parcels: 336, 336.9, 336.8 & 336.7

8. NAME OF DEVELOPMENT:

Surfside Crossing

9. TYPE OF DEVELOPMENT: New Construction Rehabilitation of existing structure(s)

2

10. APPLICANT'S ARCHITECT: (name, address, phone number, and email)

Emeritus

8 Williams Lane, Nantucket MA 02554

5085-325-4995

11. APPLICANT'S ENGINEER: (name, address, phone number, and email)

Don Bracken, PE - Bracken Engineering, Inc.

19 Old South Road, Nantucket, MA 02584

508-325-0044

don@brackeneng.com

12. Is property serviced by Town Water? Yes No

13. Is Town Water service intended? Yes No

14. Is the property in the sewer district? Yes No

15. Is a connection to municipal sewer intended? Yes No

16. Area of site in acres/square feet: 13.558 acres

17. Are there wetlands? Yes No

If Yes, how many square feet? _____

Has a wetlands delineation been obtained? Yes No

18. Zoning District(s) of site: Limited Use General 2 ("LUG-2")

Nantucket Zoning Board of Appeals COMPREHENSIVE PERMIT APPLICATION

Project Name: Surfside Crossing Project Owner: Surfside Crossing, LLC Map / Parcel: Map 67

Parcels: 336, 336.9, 336.8 & 336.7

19. Is an elimination of lot lines proposed? Yes No

20. Is subdivision of land proposed? Yes No

21. Will a street or road be eliminated? Yes No

If so, please provide name(s) _____

22. Will a new street or road be created? Yes No

If so, please provide proposed new name(s): Proposed roads are shown on Site Plans

For sections below, please use supplemental sheet if space provided is inadequate.

23. Total number and type of housing units (with number of bedrooms) proposed:

Total: 156 dwelling units (60 stand-alone single-family cottages & 96 condominium units)

Total number of bedrooms: 389

24. Number and type of low or moderate income housing units ^(include number of bedrooms) proposed:

Total: 39 dwelling units (15 stand-alone single-family cottages & 24 condominium units)

Total number of bedrooms: 87

3

25. List of exceptions requested from local by-laws, codes and / rules and regulations:

(Refer to CP Rules § 3.01.h)

See Requested Waivers submitted with application

26. List of approvals needed from other public agencies:

(Identify each local, regional, state or federal agency and specify approval to be sought)

Massachusetts Environmental Protection Act ("MEPA") Environmental Notification Form ("ENF")

Massachusetts Endangered Species Act ("MESA") Project Review Application with Division of Fisheries & Wildlife

National Pollutant Discharge Elimination System ("NPDES") Construction General Permit including a

Stormwater Pollution Prevention Plan ("SWPPP")

Massachusetts Historical Commission Archaeological Consultation Process

Final Approval with MassHousing

No local permits are listed as the Zoning Board of Appeals is to issue them under MGL Ch. 40B, §§21-23

Nantucket Zoning Board of Appeals **COMPREHENSIVE PERMIT APPLICATION**

Project Name: Surfside Crossing Project Owner: Surfside Crossing, LLC Map / Parcel: Map 67

Parcels: 336, 336.9, 336.8 & 336.7

State below or attach separate addendum with additional information or supplemental description of project:

See Narrative submitted with application for additional information and description of project.

THE ACCURACY AND AUTHENTICITY OF ALL SUBMISSION DOCUMENTS ARE THE SOLE RESPONSIBILITY OF THE APPLICANT. If information changes or revisions are made to this proposal or any of the supporting documentation, it shall be the responsibility of the applicant to provide updated and/or revised information and indicate clearly to which portion of the submission documents the information refers or replaces.

This application for a Comprehensive Permit to build/rehabilitate low- or moderate-income housing is made subject to the provisions of M.G.L. c. 40B, §§ 20-23 and 760 CMR 56.00 and any subsequent updates or revisions thereto.

DATE: 3/14/18

Surfside Crossing LLC
PRINTED NAME OF APPLICANT / OWNER

[Signature]
AUTHORIZED SIGNATURE*

I certify that the information contained herein is substantially complete and true to the best of my knowledge, under the pains and penalties of perjury.

*If an Agent or Manager or Member or Corporate Officer is representing the Owner or the Applicant, please provide a proper proof of agency.

OFFICE USE ONLY

Application received on: / / By: Filed with Town Clerk: / /
Complete: Need Copies:
Fee deposited with Town Treasurer: / / By: Waiver requested: Granted: / /
Hearing notice posted with Town Clerk: / / Mailed: / /
Legal Notice in I&M: / / & / /
Initial Public Hearing Opened on: / /
Additional Public Hearing(s) held on: / /
Continued to: / / Extensions to: / / Withdrawn: / /
Decision Due By: / / Made: / /
Filed w/Town Clerk: / / Mailed: / /

TAB 2

TOWN OF NANTUCKET ZONING BOARD OF APPEALS

**COMPREHENSIVE PERMIT APPLICATION
pursuant to M.G.L. Ch. 40B, §§ 20-23**

APPLICANT: Surfside Crossing, LLC

SUBJECT PROPERTY: 3, 5, 7, & 9 South Shore Road, Nantucket
Assessors Map 67, Parcels 336, 336.9, 336.8, & 336.7

PROJECT NAME: Surfside Crossing

NARRATIVE DESCRIPTION

INTRODUCTION: M.G.L. Chapter 40B, §§ 20-23 (“the statute”):

Surfside Crossing, LLC (the “Applicant”) is submitting this application pursuant to M.G.L. Chapter 40B, §21 for a Comprehensive Permit for property located at 3, 5, 7, and 9 South Shore Road, Nantucket as shown on Assessors Map 67 as Parcels 336, 336.9, 336.8, & 336.7, hereinafter described (the “Project Site”). The proposed project entitled “Surfside Crossing” consists of a total of one-hundred fifty-six (156) for sale residential dwelling units comprised of sixty (60) stand-alone single-family cottages on fee simple lots and ninety-six (96) condominium units located in six multi-family buildings, along with amenities and related parking and infrastructure.

Thirty-nine (39) of the residential dwelling units (representing 25%) will be affordable to households earning no more than eighty percent (80%) of the Area Median Income, in accordance with applicable state regulations and guidelines. The thirty-nine (39) affordable units will be comprised of fifteen (15) stand-alone single-family cottages and twenty-four (24) condominium units.

Under M.G.L. Chapter 40B, when there is a substantial need for low and moderate income housing in a community, the statute essentially creates a state mandate to local cities and towns to allow the construction of low and moderate income housing that requires relief from otherwise applicable local requirements and regulations, including but not limited to zoning bylaws, subdivision rules and regulations, and local regulations that exceed state requirements under the Wetlands Protection Act. A Zoning Board of Appeals can insist on full compliance with local requirements and regulations only if they are, in the words of the statute, “consistent with local needs.” Local requirements and regulations will be considered “consistent with local needs” if

they are reasonable, taking into account the “regional need for low and moderate income housing considered with the number of low income persons in the city or town affected and the need to protect the health or safety of the occupants of the proposed housing or of the city or town, to promote better site and building design in relation to the surroundings, or to preserve open space” and if they outweigh the regional need for affordable housing.

The statute and the regulations have established a Subsidized Housing Inventory (“SHI”) maintained by the Massachusetts Department of Housing and Community Development (“DHCD”) that lists each municipality’s percentage of low and moderate income units. The Town of Nantucket falls short of the state threshold of 10%: The Town has 2.5% based on DHCD SHI list dated September 14, 2017. *A copy of the SHI listing is submitted herewith.* The proposed development will bring fifteen (15) stand-alone single-family cottages and twenty-four (24) condominium affordable dwelling units to the community. The Applicant believes, for all the reasons hereinafter set forth, that the project meets all of the requirements for a Comprehensive Permit under the statute, that it will be a benefit to the Town of Nantucket, and that a Comprehensive Permit should be issued.

STANDING AND STATUS:

Applicant meets the jurisdictional requirements of the regulations and has standing before the Zoning Board of Appeals, based on the following:

a) Limited Dividend Organization

The Applicant, Surfside Crossing, LLC, is a Massachusetts which agrees and intends to enter into a standard Regulatory Agreement with MassHousing under the New England Fund Program (“NEF Program”) and agrees to abide by the requisite limitation on profits. Therefore, pursuant to the statute, and the regulations, 760 CMR 56.04(1)(a), Surfside Crossing, LLC is an eligible Applicant for a Comprehensive Permit. *See Secretary of State Certificate of Good Standing submitted herewith.*

b) Control of the Land

The Applicant, Surfside Crossing, LLC, is the owner of the Project Site as shown on copy of Deed from Philip M. McLaughlin and Ellen R. Malcolm, as Trustees of the Barbara R. Malcolm Realty Trust, and Ellen R. Malcolm and Philip M. McLaughlin, as Trustees of Windom Realty Trust, to Surfside Crossing LLC, dated September 21, 2017 and recorded in the Nantucket Registry of Deeds in Book 1612, Page 62. Thus, the Applicant has control of the land, as required by the regulations, 760 CMR 56.04(1)(c). *See copy of deed submitted herewith.*

c) Project Eligibility

The applicant has received a Project Eligibility Letter dated April 12 , 2018 from MassHousing under the NEF Program that confirms the project’s eligibility and suitability of the Site. *A copy of the Project Eligibility Letter is submitted herewith.* Therefore, the Applicant fulfills the requirement of 760 CMR 56.04(1)(b), which states: “The project shall be fundable under a subsidizing agency under a low and moderate income subsidy program”. See 760 CMR 54.04(1), which states that compliance with the project eligibility requirements shall be established by issuance of a written determination of Project Eligibility by the Subsidizing Agency.

PROJECT SITE DESCRIPTION:

Project Site Description

The Project Site is comprised of four parcels totaling approximately 13.5± acres of vacant land as shown on Assessors Map 67, Parcels 336, 336.7, 336.8, and 336.9 and addressed as 3, 5, 7, & 9 South Shore Road. *See Assessors Map submitted herewith.*

Site plans entitled, “ “Surfside Crossing” a Proposed 40B Development in Nantucket, Massachusetts – Permitting Set” dated February 15, 2018 consisting of eleven Sheets (hereinafter the “Site Plans”) are submitted herewith. As shown on the Existing Conditions plan, Sheet 2 of the Site Plans, a thirty foot wide sewer easement runs south to north through the parcels. No buildings or structures are proposed within the sewer easement.

Pursuant to the Town of Nantucket Zoning Map, the Project Site is located in Limited Use General-2 (“LUG-2”) Zoning District. Most of the Project Site is located within the Water Resource Protection District / Zone II (excluding a small southwest triangular portion of Assessors Map 67, Parcel 336) and is located within the Wellhead Protection District (excluding a very small southwest triangular portion of Assessors Map 67, Parcel 336). The eastern half of the Project Site consisting of all of Assessors Map 67, Parcels 336.7, 336.8, 336.9 and the eastern half of 336 is located in the Town Overlay District; the balance of 336 is in the Country Overlay District. There are no wetlands located on or near the Project Site and the Project Site is not located within a flood zone. The Project Site is located within the Natural Heritage Endangered Species Program (“NHESP”) Priority Habitat. Applicant will comply with all requirements of the NHESP Program. *See Zoning GIS Maps submitted herewith.*

Surrounding Neighborhood

Miacomet Village, a 38-unit affordable housing apartment community, is located to the north. Also located to the north is Sachem's Path, an affordable housing project sponsored by the Nantucket Housing Authority and developed by the Housing Assistance Corporation consisting of 40 single-family dwellings. To the south is a single-family residential neighborhood, and to the south of that is 'The Residences at Sherburne Commons', a senior living facility.

PROPOSED PROJECT:

The Proposed Project entitled "Surfside Crossing" is the development of one-hundred fifty-six (156) residential dwelling units in two components:

Component One consists of the development of sixty stand-alone single-family cottages on fee simple lots located on a total of 9.9± acres (433,431± sq. ft.). Fifteen (15) stand-alone single-family cottages (representing 25%) will be affordable to households earning no more than eighty percent (80%) of the Area Median Income, in accordance with applicable state regulations and guidelines. Each single-family dwelling will have two off-street parking spaces on its lot. The single-family development will be accessed off of South Shore Road via two access points as shown on the Site Plans as "Proposed Road A" (a 40' right of way) and "Proposed Road B" (a 30' right of way); see Lotting Plan, Sheet 3.

Component Two consists of the development of ninety-six (96) condominium dwelling units in six multi-family buildings located on 3.6 acres (157,176± sq. ft.). Twenty-four (24) condominium dwelling units (representing 25%) will be affordable to households earning no more than eighty percent (80%) of the Area Median Income, in accordance with applicable state regulations and guidelines. One hundred forty-eight (148) parking spaces are proposed for the condominium component.

The condominium development will be accessed off of South Shore Road. Additionally, the condominium development has an emergency access to the rear of the property onto and from the single-family development "Proposed Road C" (a 30' right of way) all as shown on the Site Plans; see Layout Plan Multi-Family Parcel, Sheet 5. A vehicle turning analysis for the Nantucket Fire Department's ladder truck has been prepared and is shown on the Site Plans; see Construction Details & Vehicle Turning Analysis, Sheet 10.

The proposed project will be serviced by municipal town water and sewer.

A Tabulation of Ground Coverage and a Residential Unit Mix for each Component and for Total Development are submitted herewith.

A Traffic Impact Assessment Memorandum prepared by MDM Transportation Consultants, Inc. dated February 16, 2018 is submitted herewith.

A Stormwater Report prepared by Bracken Engineering, Inc. dated February 15, 2018 is submitted herewith

Subdivision:

As shown on the Site Plans, the proposed project will consist of a subdivision of the Project Site into sixty single-family fee simple lots (and four open space lots¹) totaling 9.9± acres (433,431± sq. ft.) acres and one condominium lot of 3.6 acres (157,176± sq. ft.) acres; see Lotting Plan, Sheets 3 and 4. As part of this Application for a Comprehensive Permit, the Applicant is requesting that the Zoning Board of Appeals approve and endorse this proposed definitive subdivision.

Experience of Developer:

A list of Development Team members is submitted herewith.

COMMUNITY IMPACT:

The Applicant's focus in developing the project was two-fold: increasing the supply of affordable housing stock on Nantucket (consistent with state standards), and creating additional home-ownership opportunities for year round residents at a price point that is currently extremely limited. The parcel designated for this project was identified by the Applicant as one of the few remaining opportunities to cluster homes on land that is developable and adjacent to other similar neighborhoods. The overall project design and density was created as a way to maximize affordability while maintaining local character, including New England style architectural designs consistent with Nantucket's architectural heritage.

Applicant does not anticipate any adverse impacts from the project. All local boards and departments will have the opportunity to provide comments relating to any impact on town services to the Zoning Board of Appeals and those comments can be addressed during the scope of the hearing process.

¹ Open Space lots are referenced on the Site Plans as "Lots A, B, C & D" as shown on sheets 4 and 5.

REQUESTED RELIEF FROM LOCAL BY-LAWS, RULES AND REGULATIONS:

See Requested Waivers submitted herewith.

The Applicant also requests that waivers be granted from any requirements to apply to the Town or other municipal Boards or departments, including but not limited to the Nantucket Board of Selectmen, Historic District Commission, Planning Board, Board of Health, Conservation Commission, Department of Public Works, Sewer Department and Wannacomet Water Department, if normally required; and the Applicant requests that the Comprehensive Permit be issued in lieu of all of the aforementioned permits, inclusively, including but not limited to the permits and approvals to connect to the municipal water and sewer system (please note that the Applicant will comply with all technical requirements related to the municipal water and sewer system).

If in the course of the hearings it is determined that there are other local by-laws, rules and regulations that would otherwise be applicable to this development that have not been requested in this application, the Applicant reserves the right to so amend the Requested Waivers.

CONCLUSION:

For all the above reasons, the Applicant respectfully submits that the relief requested should be granted and that a Comprehensive Permit should be issued as requested in the Application.

Dated: _____

By: _____
/s/
Peter L. Freeman
Freeman Law Group LLC
86 Willow Street, Suite 6
Yarmouth Port, MA 02632

Attorney for Applicant

By: _____
/s/
Arthur I. Reade, Jr.
Reade, Gullicksen, Hanley & Gifford, LLP
Six Young's Way
Nantucket, MA 02554

Attorney for Applicant

TAB 3

TOWN OF NANTUCKET ZONING BOARD OF APPEALS

**COMPREHENSIVE PERMIT APPLICATION
pursuant to M.G.L. Ch. 40B, §§ 20-23**

APPLICANT: Surfside Crossing, LLC.
SUBJECT PROPERTY: 3, 5, 7, and 9 South Shore Road, Nantucket
Assessors Map 67; Parcels: 336, 336.9, 336.8, & 336.7
PROJECT NAME: Surfside Crossing

REQUESTED WAIVERS

The Applicant seeks waivers from the Town of Nantucket local bylaws, rules and regulations, as shown below.

The Applicant also requests that waivers be granted from any requirements to apply to the Town or other municipal Boards or departments, including but not limited to the Nantucket Board of Selectmen, Board of Health, Conservation Commission, Historic District Commission, Nantucket Historical Commission, Planning Board, Department of Public Works and Water and Sewer Department and/or Board of Water and Sewer Commissioners, if normally required: and the Applicant requests that the Comprehensive Permit be issued in lieu of all of the aforementioned permits, inclusively, including but not limited to the permits and approvals to connect to the municipal water and sewer system (please note that the Applicant will comply with all technical requirements related to the municipal water and sewer system). If in the course of the hearings it is determined that there are other local by-laws, rules and regulations that would otherwise be applicable to this development that have not been requested in this application, the Applicant reserves the right to so amend the Requested Waivers.

The Applicant also requests waivers from otherwise applicable building permit and water and sewer department fees, as to the affordable units.

TOWN OF NANTUCKET ZONING BOARD OF APPEALS
COMPREHENSIVE PERMIT CHAPTER 40B RULES AND REGULATIONS

Section 3.01(i) – states that applicant shall submit a complete copy of any and all materials and applications submitted by the applicant to any subsidizing agency for site approval. However, that application contains financial information such as a pro forma and financial information such as a pro forma is not applicable as it is in conflict with 760 CMR 56.05(6) which states that

the “Board may request to review the pro forma or other financial statements for a Project only after” certain preconditions have been met. The preconditions stated therein have not been met. To the extent legally necessary, a waiver is requested.

ZONING BY-LAW

The Subject Property is located within the Limited Use General-2 (“LUG-2”) zoning district under the Nantucket Zoning By-law.

NOTE: *Pursuant to 760 CMR 56.05(7), waivers are not needed from Special Permit provisions of a zoning bylaw, but only from the requirements of the underlying as of right zoning requirements. That is how the Waiver Requests have been analyzed and requested*

Zoning waivers requested (with reference to the applicable sections of the Zoning By-law):

§ 139-7. Uses; use charts

Allow apartment buildings (as applicable to the condominium component of the application), prohibited in LUG-2 zone.

§ 139-12B. Overlay districts

Allow more than 15% or 2,500 square feet of any lot to be rendered impervious, prohibited in the Public Wellhead Recharge Zone.

§ 139-16. Intensity regulations

Waive compliance with minimum lot size of 80,000 square feet.

Waive compliance with front yard setback of 35 feet.

Waive compliance with frontage of 150 feet.

Waive compliance with side and rear yard setbacks of 15 feet.

Waive compliance with ground cover ratio of 50%.

§ 139-19. Screening of parking

Waive requirement, as applicable to condominium lot, for 10 feet wide planting strip with at least one tree per parking space in parking lot with 20 or more spaces.

§ 139-20.1. Driveway access

B. Waive requirement for approval of driveway access by Nantucket Department of Public Works.

B(1). Waive requirement that there be no more than one driveway access on a lot (applicable to condominium lot, which will have access at the front and rear).

B(2). Waive minimum driveway standards associated with driveway accesses.

§ 139-23. Site plan review

Waive all requirements for site plan review.

§ 139-26. Issuance of building and use permits

C.1. Waive requirement for Certificate of Appropriateness from Historic District Commission (HDC) for submission of building permit application.

I. Waive building permit application fee for the affordable units.

§ 139-28. Occupancy permits

Waive requirement for certificate from HDC.

**RULES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND,
NANTUCKET ISLAND, MASSACHUSETTS**

Subdivision control waivers (with reference to the applicable sections of the above):

- § 2.03.c. Waive requirement for determination of wetland boundaries, as to ANR plan to create the condominium lot.
- § 2.06a(2) Waive street network plan.
- § 2.06a(6) Waive filing fee.
- § 2.06a(8) Waive proposed covenant or bond.
- § 2.06a(11) Waive site analysis report and map.
- § 2.06b(4) Waive placement of zoning information on plan.
- § 2.06b(14) Waive location and size of trees to be preserved.
- § 2.06b(23) Waive notes as to lot area requirements under zoning.
- § 3.01 Waive dimensional compliance with zoning by-law.
- § 3.02 Waive public open spaces.

- § 3.05 Waive protection of natural features.
- § 3.06 Waive limitation to one dwelling per lot.
- § 3.10 Waive street system provisions.
- § 4.02 Waive requirements as to roadway layout and parcel perimeter monumentation.
- § 4.03 Waive street width requirements.
- § 4.09 Waive roadway shoulders.
- §.4.16 Waive requirements for planting of new trees.
- § 4.19 Waive provision of bicycle paths.
- § 4.20 Waive street lights.
- § 4.21 Waive bridges.
- § 4.24 Waive driveway apron width.

NANTUCKET HISTORIC DISTRICT COMMISSION

Applicant requests a waiver from the applicability of the Nantucket Historic District Commission (“HDC”) including from the requirement of obtaining a Certificate of Appropriateness from the HDC.

Furthermore, Applicant requests that all permits or approvals relating to Signs, Satellite Dishes and Rooflines as set forth in Nantucket Code Chapter 124 which are under the jurisdiction of the HDC be issued by the ZBA as part of the Comprehensive Permit process.

**BOARD OF WATER AND SEWER COMMISSIONERS,
WATER DEPARTMENT AND SEWER DEPARTMENT**

As stated above, the Applicant requests that any permits or approvals required to connect to the municipal sewer system and the municipal water system be granted by the Zoning Board of Appeals as part of the Comprehensive Permit, and that any requirement to apply to the Board of Water and Sewer Commissioners, the Water Department, and the Sewer Department (or any other board or commission related to the sewer system or water system) be waived.

Likewise, waivers are requested from any bylaws, rules or regulations related to the foregoing, other than technical engineering matters for the design and construction of the sewer lines and water system for the project.

MISCELLANEOUS

To the extent applicable, the Applicant requests that any permits, approvals or waivers arising under Nantucket Code Chapter 132 relating to Trees and Shrubs be issued by the ZBA in connection with the Comprehensive Permit.

The Applicant intends to comply with the provisions of Nantucket Code Chapter 102 relating to Outdoor Lighting; however, to the extent applicable the Applicant requests that any waivers or permits arising thereunder be issued by the ZBA in connection with the Comprehensive Permit.

To the extent that the construction of the Project may require issuance of a permit for opening of any public way, or any other matter requiring a permit under Nantucket Code Chapter 127, Streets and Sidewalks, the Applicant requests that the ZBA issue any such permit as part of the Comprehensive Permit.

TAB 4



Massachusetts Housing Finance Agency
One Beacon Street, Boston, MA 02108

TEL: 617.854.1000
FAX: 617.854.1091 | www.masshousing.com
Videophone: 857.366.4157 or Relay: 711

April 12, 2018

Jamie Feeley, Principal
Surfside Crossing, LLC
37 Old South Road, #6
Nantucket, MA 02554

**Re: Surfside Crossing
Project Eligibility/Site Approval
MassHousing #966**

Dear Mr. Feeley:

This letter is in response to your application as “Applicant” for a determination of Project Eligibility (“Site Approval”) pursuant to Massachusetts General Laws Chapter 40B (“Chapter 40B”), 760 CMR 56.00 (the “Regulations”) and the Comprehensive Permit Guidelines issued by the Department of Housing and Community Development (“DHCD”) (the “Guidelines” and, collectively with Chapter 40B and the Regulations, the “Comprehensive Permit Rules”), under the New England Fund (“NEF”) Program (“the Program”) of the Federal Home Loan Bank of Boston (“FHLBB”).

You have proposed to build 156 units, including thirty-nine (39) affordable units, of homeownership housing (the “Project”) on a 13.55-acre site located at 3, 5, 7 and 9 South Shore Road (the “Site”) in Nantucket, MA (the “Municipality”).

In accordance with the Comprehensive Permit Rules, this letter is intended to be a written determination of Project Eligibility by MassHousing acting as Subsidizing Agency under the Guidelines, including Part V thereof, “Housing Programs In Which Funding Is Provided By Other Than A State Agency.”

MassHousing has performed an on-site inspection of the Site, which local boards and officials were invited to attend, and has reviewed the pertinent information for the Project submitted by the Applicant, the Municipality and others in accordance with the Comprehensive Permit Rules.

Municipal Comments

Pursuant to the Regulations, the Municipality was given a thirty (30) day period in which to review the Site Approval application and submit comments to MassHousing. In response to a request from the Nantucket Board of Selectmen, this review period was extended to sixty (60) days. The Board of Selectmen submitted a letter on February 18, 2018, summarizing comments from municipal officials, staff and members of the public. In addition, the letter identified specific actions taken by the Town

to meet affordable housing needs, such as workforce housing development and special permit actions meant to increase opportunities for the development of affordable units.

Municipal comments identified the following major areas of concern:

- The Municipality is concerned that the proposed Project will overwhelm the Site and the neighborhood in an already densely developed area of Town.
- The Municipality expressed concern that additional traffic generated by the Project would result in increased congestion on area roadways and pose heightened risks to drivers and pedestrians. They requested that the Applicant provide a traffic study to allow them to fully assess Project traffic and public safety impacts. In addition, they request that the study consider both seasonal and off-seasonal peaks.
- The Municipality also provided comments from the Nantucket Fire Department. The Fire Department emphasized that the Project must be designed to ensure the maximum level of emergency access and fire protection. The Fire Department comments outlined a variety of requirements for the Project including fire lanes, sufficient roadway widths and intersection radii to accommodate public safety vehicles, hydrants and interior fire suppression systems.
- The Municipality expressed concern that the Applicant's site plans place buildings very close to the Town's main sewer easement and will require a survey to be done before any foundations are poured.
- The Municipality expressed concerns about the sufficiency of the existing water supply, and encouraged the implementation of water-saving facilities at the Project. They also questioned the capacity of the Town's sewer system to handle the anticipated quantity of additional flow and noted that a determination on this matter may require an additional sewer main that would flow directly to the Site.
- The Municipality requests that the Applicant provide an adequate storm-water management plan for the Site, including erosion control measures during and after construction.
- The Municipality has noted the lack of any usable open space for residents and has recommended that the site plan include open space features.
- The Massachusetts Historical Commission requests that the Applicant conduct an archaeological study to determine if the Project will affect any significant historic or archaeological resources on Site.
- The Municipality is concerned that the Applicant proposes ownership and management of the single-family development and the condominium development as one entity. They request that any sharing of infrastructure, and the obligation to pay for maintenance, repairs and replacement, must be carefully worked out and documented. Further, they request that the Applicant create separate legal entities for the single-family development and the condominium development.

Community Comments

In addition to the comments from town officials, MassHousing received thirty-six (36) letters and signed petitions from area residents, all of which expressed opposition to the proposed Project. While letters from members of the community basically echoed the concerns identified by local officials, the letters received are summarized below:

- Area residents are concerned that public safety vehicles may have difficulty negotiating the Site in the event of an emergency.
- Area residents believe the Project's size and scale is out of character with the surrounding neighborhood.
- Area residents are concerned that there will be an increase in traffic and pedestrian safety issues as a result of this proposed development.
- Area residents request additional open space elements be added to the proposed site plan.
- Area residents raised concerns regarding the proposed storm-water management plan.

Comments Outside of the Findings

While Comprehensive Permit Rules require MassHousing, acting as Subsidizing Agency under the Guidelines, to "accept written comments from Local Boards and other interested parties" and to "consider any such comments prior to issuing a determination of Project Eligibility," they also limit MassHousing to specific findings outlined in 760 CMR 56.04(1) and (4). The following comments submitted by the Municipality to MassHousing identified issues that are not within the scope of our review:

- The Municipality comment letter submitted to MassHousing requested that the Applicant provide a school impact study prior to the submission of an Application to the Zoning Board of Appeals.

MassHousing Determination and Recommendations

MassHousing staff has determined that the Project appears generally eligible under the requirements of the Program, subject to final review of eligibility and to Final Approval. As a result of our review, we have made the findings as required pursuant to 760 CMR 56.04(1) and (4). Each such finding, with supporting reasoning, is set forth in further detail on Attachment 1 hereto. It is important to note that Comprehensive Permit Rules limit MassHousing to these specific findings in order to determine Project Eligibility. If, as here, MassHousing issues a determination of Project Eligibility, the Applicant may apply to the Zoning Board of Appeals of the Municipality for a comprehensive permit. At that time local boards, officials and members of the public are provided the opportunity to further review the Project to ensure compliance with applicable state and local standards and regulations.

Based on MassHousing's consideration of comments received from the Municipality, and its site and design review, the following issues should be addressed in your application to the local Zoning Board of Appeals ("ZBA") for a Comprehensive Permit and fully explored in the public hearing process prior to submission of your application for final approval under the Program:

- Development of this Site will require resolution of all environmental conditions per laws, regulations and standards applicable to existing conditions and to the proposed use, including but not limited to compliance with all applicable regulatory restrictions relating to floodplain management, the protection of wetlands, river and wildlife habitats/conservation areas, as well as local and state environmental protection requirements relating to the protection of the public water supply, storm water runoff, wastewater treatment, and hazardous waste safety. The Applicant should provide evidence of such compliance prior to the issuance of a building permit for the project.
- The Applicant should be prepared to provide a detailed traffic study assessing potential impacts of the Project on area roadways, including traffic volumes, crash rates, and the safety and level of service (LOS) of area intersections, and identifying appropriate traffic mitigation in compliance with all applicable state and local requirements governing site design.
- The traffic study or other professional site design process should address proposed on-site circulation and parking to ensure compliance with public safety standards and good design practice relative to drive-aisle widths, turning radii and sight distances along the Site drive and the parking areas through which it passes. The Applicant should be prepared to address concerns about provisions for safe pedestrian access and pedestrian/vehicular separation within the Site, sufficiency of resident and guest parking, and plans for snow storage, taking into consideration that there may be only one means of access and egress to the Site.
- A landscape plan should be provided to address Municipal comments concerning open space, including a detailed planting plan as well as paving, lighting, and signage details and the location of outdoor dumpsters or other waste receptacles.
- The Applicant should be prepared to address Municipal concerns regarding the ownership and management of the single-family development and the condominium development during the public hearing.

This approval is expressly limited to the development of no more than one hundred fifty-six (156) homeownership units under the terms of the Program, of which not less than thirty-nine (39) of such units shall be restricted as affordable for low or moderate-income persons or families as required under the terms of the Guidelines. It is not a commitment or guarantee of financing and does not constitute a site plan or building design approval. Should you consider, prior to obtaining a Comprehensive Permit, the use of any other housing subsidy program, the construction of additional units or a reduction in the size of the Site, you may be required to submit a new site approval application for review by MassHousing. Should you consider a change in tenure type or a change in building type or height, you may be required to submit a new site approval application for review by MassHousing.

For guidance on the Comprehensive Permit review process, you are advised to consult the Guidelines. Further, we urge you to review carefully with legal counsel the M.G.L. c.40B Comprehensive Permit Regulations at 760 CMR 56.00.

This approval will be effective for a period of two (2) years from the date of this letter. Should the Applicant not apply for a Comprehensive Permit within this period or should MassHousing not extend the effective period of this letter in writing, this letter shall be considered to have expired and

no longer be in effect. In addition, the Applicant is required to notify MassHousing at the following times throughout this two-year period: (1) when the Applicant applies to the local ZBA for a Comprehensive Permit, (2) when the ZBA issues a decision and (3) if applicable, when any appeals are filed.

Should a Comprehensive Permit be issued, please note that prior to (i) commencement of construction of the Project or (ii) issuance of a building permit, the Applicant is required to submit to MassHousing a request for Final Approval of the Project (as it may have been amended) in accordance with the Comprehensive Permit Rules (see especially 760 CMR 56.04(07) and the Guidelines including, without limitation, Part III thereof concerning Affirmative Fair Housing Marketing and Resident Selection). Final Approval will not be issued unless MassHousing is able to make the same findings at the time of issuing Final Approval as required at Site Approval.

Please note that MassHousing may not issue Final Approval if the Comprehensive Permit contains any conditions that are inconsistent with the regulatory requirements of the New England Fund Program of the FHLBB, for which MassHousing serves as Subsidizing Agency, as reflected in the applicable regulatory documents. In the interest of providing for an efficient review process and in order to avoid the potential lapse of certain appeal rights, the Applicant may wish to submit a "final draft" of the Comprehensive Permit to MassHousing for review. Applicants who avail themselves of this opportunity may avoid significant procedural delays that can result from the need to seek modification of the Comprehensive Permit after its initial issuance.

If you have any questions concerning this letter, please contact Michael Busby at (617) 854-1219.

Sincerely,



Chrystal Kornegay
Executive Director

cc: Jennifer D. Maddox, Undersecretary, DHCD
The Honorable Julian A. Cyr
The Honorable Dylan A. Fernandes
Dawn E. Hill Holdgate, Chair, Board of Selectmen
Edward S. Toole, Chair, Zoning Board of Appeals

Attachment 1

760 CMR 56.04

Project Eligibility: Other Responsibilities of Subsidizing Agency
Section (4) Findings and Determinations

Surfside Crossing, Project #966

After the close of a 30-day review period and extension, MassHousing hereby makes the following findings, based upon its review of the application, and in consideration of information received during the site visit and from written comments:

(a) that the proposed Project appears generally eligible under the requirements of the housing subsidy program, subject to final approval under 760 CMR 56.04(7);

The Project is eligible under the NEF housing subsidy program and at least 25% of the units will be available to households earning at or below 80% of the Area Median Income (AMI), adjusted for household size, as published by the U.S. Department of Housing and Urban Development ("HUD"). The most recent HUD income limits indicate that 80% of the current median income for a four-person household in Nantucket is \$73,300. A letter expressing interest for Project financing was provided by Hingham Savings Bank, a member bank of the Federal Home Loan Bank of Boston.

(b) that the site of the proposed Project is generally appropriate for residential development, taking into consideration information provided by the Municipality or other parties regarding municipal actions previously taken to meet affordable housing needs, such as inclusionary zoning, multifamily districts adopted under c.40A, and overlay districts adopted under c.40R, (such finding, with supporting reasoning, to be set forth in reasonable detail);

Based on a site inspection by MassHousing staff, internal discussions, and a thorough review of the application, MassHousing finds that the Site is suitable for residential use and development and that such use would be compatible with surrounding uses, and would directly address the local need for housing.

The Town of Nantucket has a DHCD-approved Housing Production Plan. According to DHCD's Chapter 40B Subsidized Housing Inventory (SHI), updated through September 14, 2017, Nantucket has 121 Subsidized Housing Inventory (SHI) units (2.5% of its housing inventory), which is 369 units short of the statutory minima requirement of 10%.

(c) that the conceptual project design is generally appropriate for the site on which it is located, taking into consideration factors that may include proposed use, conceptual site plan and building massing, topography, environmental resources, and integration into existing development patterns (such finding, with supporting reasoning, to be set forth in reasonable detail);

In summary, based on evaluation of the site plan using the following criteria, MassHousing finds that the proposed conceptual Project design is generally appropriate for the Site. The following plan review findings are made in response to the conceptual plan, submitted to MassHousing:

Relationship to Adjacent Building Typology (Including building massing, site arrangement, and architectural details):

The existing neighborhood is a mixture of both modest and high-end single-family homes. Directly adjacent to the north of the Site is the Sachem's Path development, which is a joint project being developed by the Housing Assistance Corporation of Cape Cod, the Nantucket Housing Authority and the Nantucket chapter of the Habitat for Humanity. The development consists of forty (40) affordable single-family homes and is being built under a Comprehensive Permit.

The proposed Project consists of sixty (60) single-family detached homes and 96 condominiums that are designed to be compatible within the context of the proposed project and equally compatible with adjacent uses in scale, massing and design. The placement of each single-family home and condominium building within the proposed Project was considered in an effort to maintain consistency with the prevailing Nantucket architectural vernacular. Façade materials consist of cedar wood shingles, simple corner boards, and vertical trim boards that provide for symmetric design. The roof designs for both types of housing units are consistent with other local single and multi-family buildings. The front entries are accented by shed roofs and are designed to serve as a transition to an appropriate human scale, as well as to establish a connection to the existing grade.

Relationship to Adjacent Streets

The relationship of the proposed Site access and egress to South Shore Road does not present any discernable public safety impacts. There appears to be adequate lines of sight for vehicles entering and exiting the proposed Site. The height and scale of the proposed buildings of each type are able to establish an appropriate relationship to South Shore Road.

Density

The Applicant proposes to build 156 units on 13.558 acres, all of which is buildable. The resulting density is 11.5 units per buildable acre, which is acceptable given the proposed housing type and similar uses found in the surrounding context. The proposed greenspace within the Project helps break down the perceived density further.

Conceptual Site Plan

The site plan consists of 156 units in two components: sixty (60) stand-alone single-family homes on fee simple lots and ninety-six (96) condominiums in six (6) multi-family buildings. Proposed Site features include granite curbs, brick sidewalks, historic street lighting and extensive landscaping. Common amenities will include shared resident open space areas, pool, gym and game room. The site plan utilizes the land efficiently by grouping the buildings around central parking lots, aligning the facades so that a single plane runs parallel to the street coordinating with the adjacent buildings. All six condominium buildings are set back equally from the parking lots and have similar sidewalks and approaches. The grouping of the proposed structures maximizes green space in between and around the buildings. Common areas are centrally located for easy access from all the buildings to help promote a sense of community. The Applicant intends to provide a connection from the proposed Project to the South Shore Road bike path.

Topography

The subject property is fairly level with similar elevations throughout the Site. The topographic features of the Site have been considered in relationship to the proposed Project plans and do not constitute an impediment to development of the Site.

Environmental Resources

The subject property is not located within any significant defined resource area and does not include any unique environmental features that further enhance or restrict the proposed use. The Site is located in the Miacomet Pond Watershed and may contain areas conducive to habitat for endangered species. The Applicant may be required to obtain a determination from Mass Natural Heritage regarding any habitat management area disturbance before a Comprehensive Permit is issued.

(d) that the proposed Project appears financially feasible within the housing market in which it will be situated (based on comparable rentals or sales figures);

The Project appears financially feasible based on a comparison of market sales submitted by the Applicant.

(e) that MassHousing finds that an initial pro forma has been reviewed, including a land valuation determination consistent with the Department's Guidelines, and the Project appears financially feasible and consistent with the Department's Guidelines for Cost Examination and Limitations on Profits and Distributions (if applicable) on the basis of estimated development costs;

The initial pro forma has been reviewed for the proposed residential use, and the Project appears financially feasible with a projected profit margin of 19.44%. In addition, a third-party appraisal commissioned by MassHousing has determined that the "As Is" land value for the Site of the proposed Project is \$3,000,000.

(f) that the Applicant is a public agency, a non-profit organization, or a Limited Dividend Organization, and it meets the general eligibility standards of the housing program; and

The Applicant must be organized as a Limited Dividend Organization prior to applying for Final Approval. MassHousing sees no reason this requirement could not be met given information reviewed to date. The Applicant meets the general eligibility standards of the NEF housing subsidy program and has executed an Acknowledgment of Obligations to restrict their profits in accordance with the applicable limited dividend provisions.

(g) that the Applicant controls the site, based on evidence that the Applicant or a related entity owns the site, or holds an option or contract to acquire such interest in the site, or has such other interest in the site as is deemed by the Subsidizing Agency to be sufficient to control the site.

The Applicant controls the entire 13.558-acre Site under a deed of ownership.

Department of Housing and Community Development
Chapter 40B Subsidized Housing Inventory (SHI)
as of September 14, 2017

Community	2010 Census Year Round Housing Units	Total Development Units	SHI Units	%
Abington	6,364	518	485	7.6%
Acton	8,475	1,144	568	6.7%
Acushnet	4,097	127	97	2.4%
Adams	4,337	321	321	7.4%
Agawam	12,090	556	505	4.2%
Alford	231	0	0	0.0%
Amesbury	7,041	898	738	10.5%
Amherst	9,621	1,130	1,083	11.3%
Andover	12,324	2,000	1,637	13.3%
Aquinnah	158	41	41	25.9%
Arlington	19,881	1,429	1,121	5.6%
Ashburnham	2,272	144	29	1.3%
Ashby	1,150	0	0	0.0%
Ashfield	793	2	2	0.3%
Ashland	6,581	514	410	6.2%
Athol	5,148	310	310	6.0%
Attleboro	17,978	1,155	1,155	6.4%
Auburn	6,808	251	251	3.7%
Avon	1,763	70	70	4.0%
Ayer	3,440	454	299	8.7%
Barnstable	20,550	1,763	1,462	7.1%
Barre	2,164	83	83	3.8%
Becket	838	0	0	0.0%
Bedford	5,322	1,174	972	18.3%
Belchertown	5,771	418	392	6.8%
Bellingham	6,341	733	551	8.7%
Belmont	10,117	675	365	3.6%
Berkley	2,169	103	24	1.1%
Berlin	1,183	254	109	9.2%
Bernardston	930	24	24	2.6%
Beverly	16,522	2,153	1,919	11.6%
Billerica	14,442	1,766	1,118	7.7%
Blackstone	3,606	165	123	3.4%
Blandford	516	1	1	0.2%
Bolton	1,729	192	62	3.6%
Boston	269,482	54,409	51,283	19.0%
Bourne	8,584	1,198	660	7.7%
Boxborough	2,062	325	268	13.0%
Boxford	2,730	72	31	1.1%

Methuen	18,268	1,931	1,641	9.0%
Middleborough	8,921	979	589	6.6%
Middlefield	230	2	2	0.9%
Middleton	3,011	173	151	5.0%
Milford	11,379	976	708	6.2%
Millbury	5,592	244	221	4.0%
Millis	3,148	181	118	3.7%
Millville	1,157	26	26	2.2%
Milton	9,641	737	481	5.0%
Monroe	64	0	0	0.0%
Monson	3,406	138	138	4.1%
Montague	3,926	408	376	9.6%
Monterey	465	0	0	0.0%
Montgomery	337	0	0	0.0%
Mount Washington	80	0	0	0.0%
Nahant	1,612	48	48	3.0%
Nantucket	4,896	179	121	2.5%
Natick	14,052	1,798	1,458	10.4%
Needham	11,047	1,503	1,397	12.6%
New Ashford	104	0	0	0.0%
New Bedford	42,816	5,144	5,110	11.9%
New Braintree	386	0	0	0.0%
New Marlborough	692	0	0	0.0%
New Salem	433	0	0	0.0%
Newbury	2,699	94	94	3.5%
Newburyport	8,015	713	599	7.5%
Newton	32,346	2,543	2,425	7.5%
Norfolk	3,112	218	128	4.1%
North Adams	6,681	866	866	13.0%
North Andover	10,902	1,389	931	8.5%
North Attleborough	11,553	306	294	2.5%
North Brookfield	2,014	142	142	7.1%
North Reading	5,597	652	540	9.6%
Northampton	12,604	1,586	1,356	10.8%
Northborough	5,297	719	610	11.5%
Northbridge	6,144	468	453	7.4%
Northfield	1,290	27	27	2.1%
Norton	6,707	897	533	7.9%
Norwell	3,652	452	297	8.1%
Norwood	12,441	1,047	1,035	8.3%
Oak Bluffs	2,138	158	146	6.8%
Oakham	702	0	0	0.0%
Orange	3,461	405	405	11.7%
Orleans	3,290	334	304	9.2%
Otis	763	0	0	0.0%
Oxford	5,520	404	404	7.3%
Palmer	5,495	310	269	4.9%

TAB 5

ASSESSORS MAP

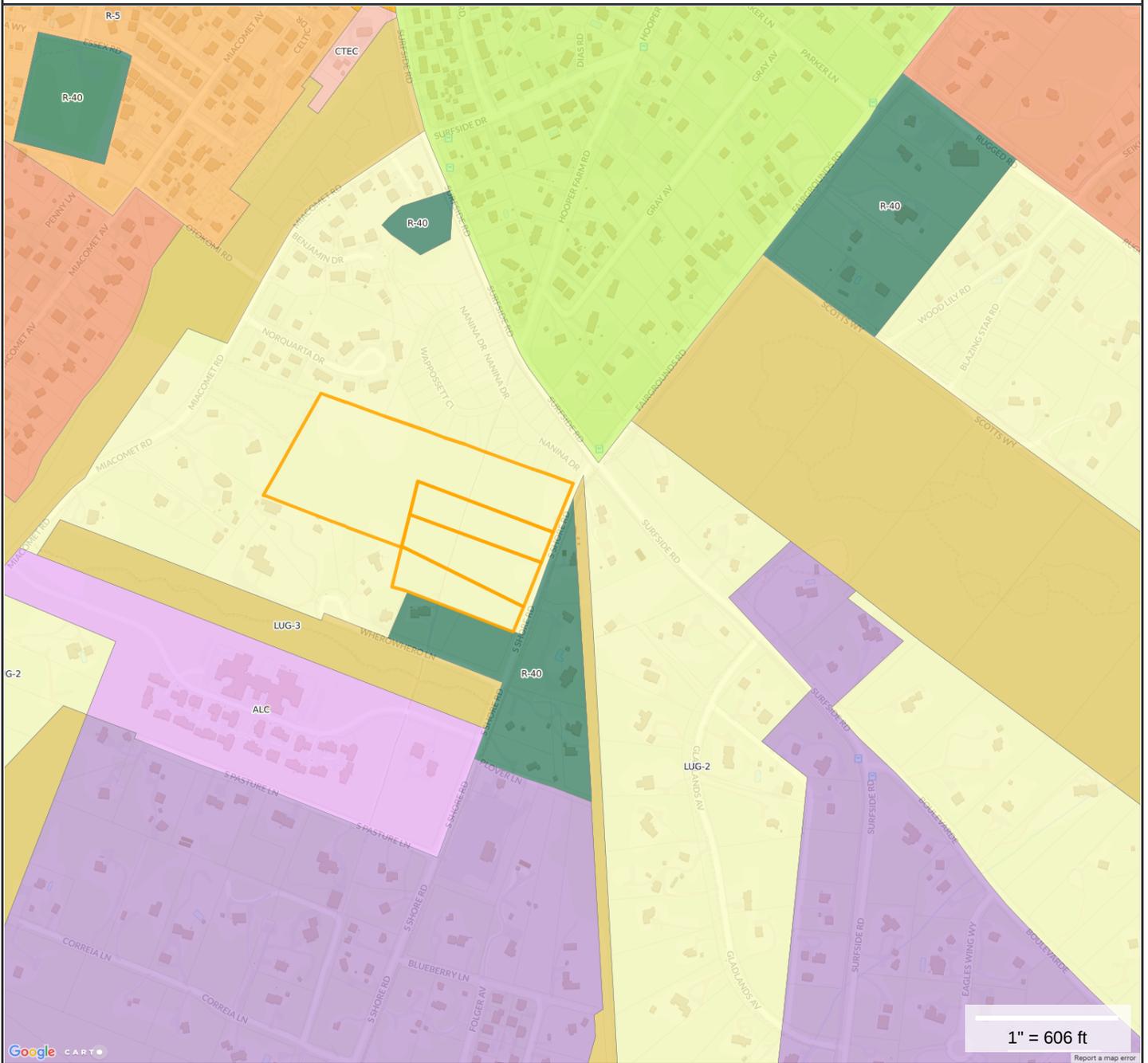


**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Parcels updated December, 2014
Properties updated 03/05/2018

ZONING MAP - LUG-2

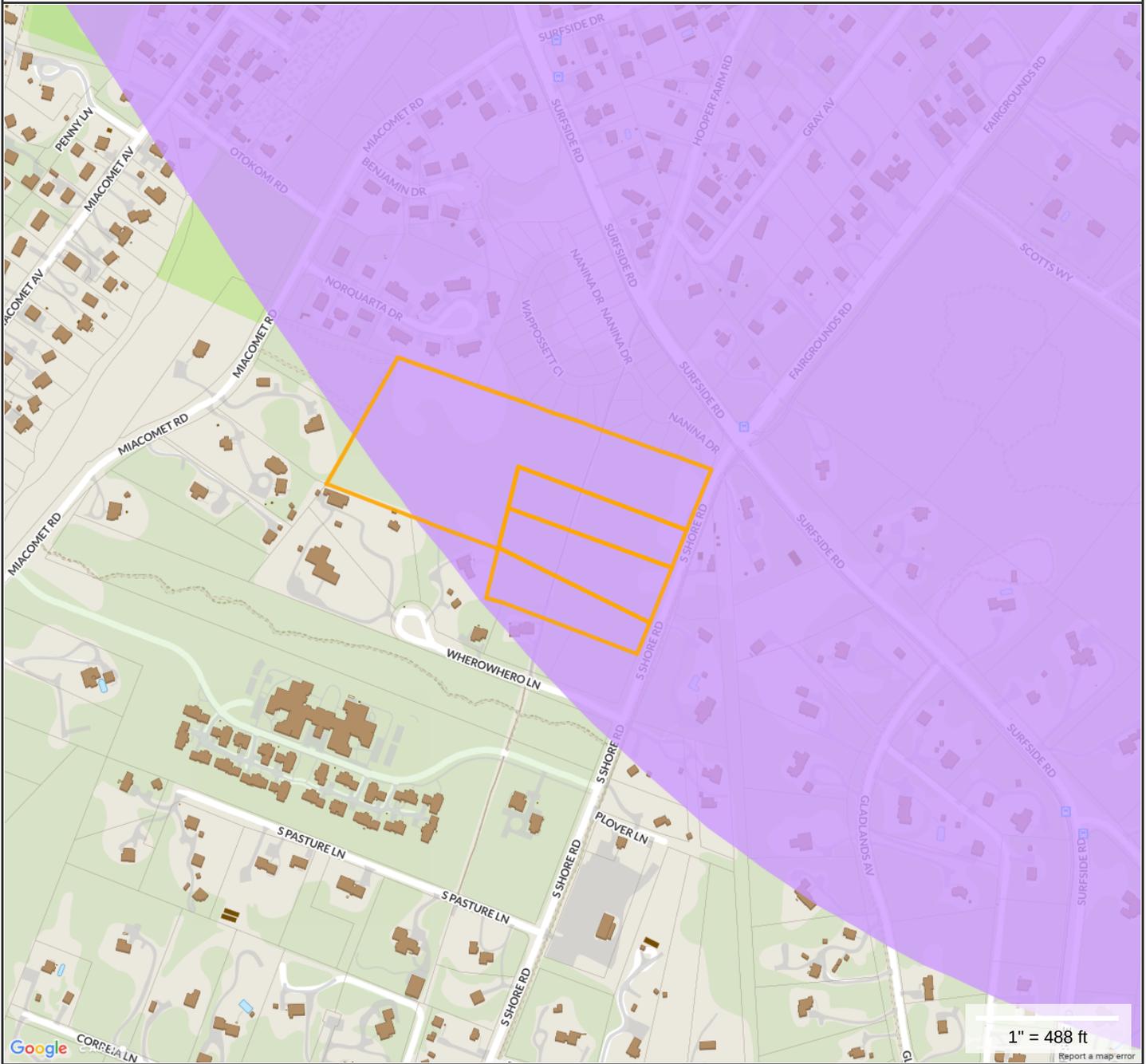


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Parcels updated December, 2014
Properties updated 03/05/2018

ZONE II - WELLHEAD PROTECTION AREA



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Parcels updated December, 2014
Properties updated 03/05/2018

WELLHEAD PROTECTION DISTRICT



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Parcels updated December, 2014
Properties updated 03/05/2018

TAB 6

TOWN OF NANTUCKET ZONING BOARD OF APPEALS

COMPREHENSIVE PERMIT APPLICATION

pursuant to M.G.L. Ch. 40B, §§ 20-23

APPLICANT: Surfside Crossing, LLC.
SUBJECT PROPERTY: 3, 5, 7, and 9 South Shore Road, Nantucket
Assessors Map 67; Parcels: 336, 336.9, 336.8, & 336.7
PROJECT NAME: Surfside Crossing

TABULATION OF GROUND AREA COVERAGES

CONDOMINIUM COMPONENT / MULTI-FAMILY LOT

SITE AREA	TOTAL	100%
	157,176 sq. ft.	
<u>Coverage</u>		
Building Area Coverage	35,214 sq. ft.	22.4 %
Pavement & Parking Area	72,650 sq. ft.	46.2 %
Total Impervious Coverage	107,864 sq. ft.	68.6 %
<u>Open Space:</u>		
Usable Open Space <i>(open space lots and yard areas)</i>	43,986 sq. ft.	28.0 %
Unusable Open Space <i>(wooded areas within buffer zones)</i>	5,326 sq. ft.	3.4 %
Total Open Space	49,312 sq. ft.	31.4 %
TOTAL:	157,176 sq. ft.	100 %

TOWN OF NANTUCKET ZONING BOARD OF APPEALS

COMPREHENSIVE PERMIT APPLICATION

pursuant to M.G.L. Ch. 40B, §§ 20-23

APPLICANT: Surfside Crossing, LLC.
SUBJECT PROPERTY: 3, 5, 7, and 9 South Shore Road, Nantucket
Assessors Map 67; Parcels: 336, 336.9, 336.8, & 336.7
PROJECT NAME: Surfside Crossing

TABULATION OF GROUND AREA COVERAGES

SINGLE-FAMILY COMPONENT / FEE SIMPLE LOTS

SITE AREA	TOTAL	100%
	433,431 sq. ft.	
<u>Coverage</u>		
Building Area Coverage	84,515 sq. ft.	19.5 %
Pavement & Parking Area	<u>92,930 sq. ft.</u>	<u>21.4 %</u>
Total Impervious Coverage	177,445 sq. ft.	40.9 %
<u>Open Space:</u>		
Usable Open Space <i>(open space lots and yard areas)</i>	224,896 sq. ft.	51.9 %
Unusable Open Space <i>(wooded areas within buffer zones)</i>	31,090 sq. ft.	7.2 %
Total Open Space	255,986 sq. ft.	59.1 %
TOTAL:	433,431 sq. ft.	100 %

TOWN OF NANTUCKET ZONING BOARD OF APPEALS

COMPREHENSIVE PERMIT APPLICATION

pursuant to M.G.L. Ch. 40B, §§ 20-23

APPLICANT: Surfside Crossing, LLC.
SUBJECT PROPERTY: 3, 5, 7, and 9 South Shore Road, Nantucket
Assessors Map 67; Parcels: 336, 336.9, 336.8, & 336.7
PROJECT NAME: Surfside Crossing

TABULATION OF GROUND AREA COVERAGES

TOTAL SITE DEVELOPMENT (Condominium & Single-Family Lots)

SITE AREA	TOTAL	100%
	590,607 sq. ft.	
<u>Coverage</u>		
Building Area Coverage	119,729 sq. ft.	20.3 %
Pavement & Parking Area	<u>165,580 sq. ft.</u>	<u>28.0 %</u>
Total Impervious Coverage	285,309 sq. ft.	48.3 %
<u>Open Space:</u>		
Usable Open Space <i>(open space lots and yard areas)</i>	268,882 sq. ft.	45.5 %
Unusable Open Space <i>(wooded areas within buffer zones)</i>	36,416 sq. ft.	6.2 %
Total Open Space	305,298 sq. ft.	51.7 %
TOTAL:	590,607 sq. ft.	100 %

TOWN OF NANTUCKET ZONING BOARD OF APPEALS

COMPREHENSIVE PERMIT APPLICATION

pursuant to M.G.L. Ch. 40B, §§ 20-23

APPLICANT: Surfside Crossing, LLC.
SUBJECT PROPERTY: 3, 5, 7, and 9 South Shore Road, Nantucket
Assessors Map 67; Parcels: 336, 336.9, 336.8, & 336.7
PROJECT NAME: Surfside Crossing

RESIDENTIAL UNIT MIX

SINGLE-FAMILY DEVELOPMENT					
UNIT	AFFORD-ABLE UNITS	SQ. FT.	MARKET RATE UNITS	SQ. FT.	TOTAL # UNITS
3 Bed	4	1,949	0	n/a	4
3 Bed	4	2,042	0	n/a	4
4 Bed	1	2,332	0	n/a	1
4 Bed	6	2,516	0	n/a	6
4 Bed	0	n/a	13	3,233	13
4 Bed	0	n/a	13	3,084	13
5 Bed	0	n/a	6	3,455	6
5 Bed	0	n/a	13	3,258	13
TOTAL	15		45		60

CONDOMINIUM MULTI-FAMILY DEVELOPMENT				
UNIT	AFFORD-ABLE UNITS	MARKET RATE UNITS	SQ. FT.	TOTAL
Studio	6	18	350	24
1 Bed	10	32	625	42
2 Bed	5	13	834	18
3 Bed	3	9	1,000	12
TOTAL	24	72		96

TAB 7



DEED

PHILIP M. McLAUGHLIN and ELLEN R. MALCOLM, as Trustees of the BARBARA R. MALCOLM REALTY TRUST under Declaration of Trust dated July 21, 1983, recorded with Nantucket Deeds in Book 433, Page 200 and

ELLEN R. MALCOLM and PHILIP M. McLAUGHLIN, as Trustees of WINDOM REALTY TRUST under Declaration of Trust dated November 13, 2002, recorded with Nantucket Deeds in Book 789, Page 292

for consideration paid in the amount of \$4,050,000.00,

grant to SURFSIDE CROSSING LLC, a Massachusetts limited liability company, with a mailing address of c/o Vaughan, Dale, Hunter and Beaudette, P.C., 2 Whaler's Lane, Nantucket, Massachusetts 02554, with QUITCLAIM COVENANTS,

PARCEL ONE (3 South Shore Road)

That certain parcel of vacant land situated in Nantucket, Nantucket County, Massachusetts, now known and numbered as 3 South Shore Road, bounded and described as follows:

EASTERLY	by South Shore Road, one hundred ninety-five and 57/100 (195.57) feet;
SOUTHERLY	by Lot 3 on plan hereinafter mentioned, five hundred eighty-two and 76/100 (582.76) feet;
EASTERLY	by Lots 3 and 2 on said plan, two hundred fifty-six and 91/100 (256.91) feet;

- SOUTHERLY by land now or formerly of Water J. Cairnes, five hundred seventy and 05/100 (570.05) feet;
- NORTHWESTERLY by lands now or formerly of Andrew C. Malcolm and now or formerly of Barbara H. and Ellen R. Malcolm, four hundred sixty-four and 84/100 (464.84) feet; and
- NORTHERLY by land now or formerly of Nantucket Housing Authority, one thousand sixty-three 77/100 and (1,063.77) feet.

Said land is shown as Lot 4 on plan prepared by Hart-Blackwell & Associates dated August 13, 1990, recorded with Nantucket Deeds in Book 25, Page 50. Said land contains 350,522 square feet, more or less, according to said plan.

PARCEL TWO (5 South Shore Road)

That certain parcel of vacant land situated in Nantucket, Nantucket County, Massachusetts, now known and numbered as 5 South Shore Road, bounded and described as follows:

- EASTERLY by South Shore Road, one hundred thirty and 00/100 (130.00) feet;
- SOUTHERLY by Lot 2 on plan hereinafter mentioned, five hundred sixty-six and 64/100 (566.64) feet;
- WESTERLY one hundred forty-nine and 08/100 (149.08) feet, and
- NORTHERLY five hundred eighty-two and 76/100 (582.76) feet, by Lot 4 on said plan.

Said land is shown as Lot 3 on plan prepared by Hart-Blackwell & Associates dated August 13, 1990, recorded with Nantucket Deeds in Book 25, Page 50. Said land contains 80,018 square feet, more or less, according to said plan.

PARCEL THREE (7 South Shore Road)

That certain parcel of vacant land situated in Nantucket, Nantucket County, Massachusetts, now known and numbered as 7 South Road Road, bounded and described as follows:

EASTERLY by South Shore Road, one hundred thirty-eight and 75/100 (138.75) feet;

SOUTHERLY by Lot 1 on plan hereinafter mentioned, five hundred fifty-five and 99/100 (555.99) feet;

WESTERLY by Lot 4 on said plan, one hundred seven and 83/100 (107.83) feet; and

NORTHERLY by Lot 3 on said plan, five hundred sixty-six and 64/100 (566.64) feet.

Said land is shown as Lot 2 on plan prepared by Hart-Blackwell & Associates dated August 13, 1990, recorded with Nantucket Deeds in Book 25, Page 50. Said land contains 80,062 square feet, more or less, according to said plan.

PARCEL FOUR (9 South Shore Road)

That certain parcel of vacant land situated in Nantucket, Nantucket County, Massachusetts, now known and numbered as 9 South Shore Road, bounded and described as follows:

EASTERLY by South Shore Road, one hundred twenty and 94/100 (120.94) feet;

SOUTHERLY five hundred thirty-four and 54/100 (534.54) feet, and

WESTERLY one hundred seventy-five and 00/100 (175.00) feet, by land now or formerly of Walter J. Cairnes; and

NORTHEASTERLY by Lot 2 on plan hereinafter mentioned, five hundred fifty-five and 99/100 555.99) feet.

Said land is shown as Lot 1 on plan prepared by Hart-Blackwell & Associates dated August 13, 1990, recorded with Nantucket Deeds in Book 25, Page 50. Said land contains 80,042 square feet, more or less, according to said plan.

Said land is conveyed subject to real estate taxes assessed by the Town of Nantucket for the fiscal year 2018, commencing on July 1, 2017.

For title to Parcels One and Four, see Deed recorded with Nantucket Deeds in Book 433, Page 207 and for title to Parcels Two and Three, see Deed recorded with Nantucket Deeds in Book 789, Page 297.

The Grantors hereby certify that no beneficiary, nor a spouse, civil union partner, ex-spouse or ex-civil union partner of a beneficiary of Malcolm Nominee Trust or Windom Realty Trust, occupies or intends to occupy the land as a principal residence or is entitled to claim the benefit of an existing estate of homestead in the property by court order or otherwise.

We hereby certify that we are the present Trustees of Barbara H. Malcolm Realty Trust and of the Windom Realty Trust, which are in full force and effect, have not been amended nor revoked, and have not terminated; and that we have been duly authorized to execute and deliver this instrument according to its terms and content by the holders of all of the beneficial interest in said Trusts, none of the holders being under any disability to act, and none of the holders being a corporation which is disposing of all or substantially all of its property situated in Massachusetts.

Executed and sealed on September 21, 2017.

MASSACHUSETTS EXCISE TAX *KMB*
Nantucket County ROD #16-001
Date: 10/03/2017 11:59 AM
Ctrl# 463068 29869 Doc# 00002988
Fee: \$18,468.00 Cons: \$4,050,000.00

Philip M. McLaughlin
Philip M. McLaughlin as
Trustee of the Barbara R.
Malcolm Realty Trust

Ellen R. Malcolm
Ellen R. Malcolm, as Trustee
of the Barbara R. Malcolm
Realty Trust

Ellen R. Malcolm
Ellen R. Malcolm, as Trustee
of the Windom Realty Trust

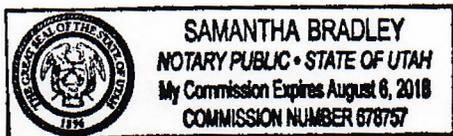
Philip M. McLaughlin
Philip M. McLaughlin as
Trustee of the Windom Realty
Trust

NANTUCKET LAND BANK	
CERTIFICATE	
<input checked="" type="checkbox"/> Paid \$ <u>81000.00</u>	
<input type="checkbox"/> Exempt	
<input type="checkbox"/> Non-applicable	
<u>38972</u>	<u>10/3/17</u>
No.	Date
Authorization	<u>SM</u>

STATE OF Utah

Summit, ss.

On this 21 day of September, 2017, before me, the undersigned notary public, personally appeared Philip M. McLaughlin, Trustee as aforesaid, proved to me through satisfactory evidence of identification, which was Florida State Drivers License, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that he signed voluntarily, as his free act and deed, for its stated purpose and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of his knowledge and belief.



[Signature]
Notary Public

My commission expires:

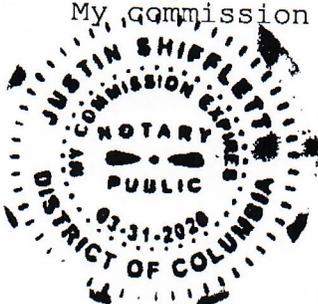
STATE OF ~~UTAH~~ Washington DC

Washington DC, ss.

On this 20 day of September, 2017, before me, the undersigned notary public, personally appeared ~~Philip M. McLaughlin~~ and Ellen R. Malcolm, Trustees as aforesaid, proved to me through satisfactory evidence of identification, which was Washington DC Drivers License, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that she signed voluntarily, as her free act and deed, for its stated purpose and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of her knowledge and belief.

[Signature]
Notary Public

My commission expires: March 31, 2020



MAHTUCKET COUNTY Received & Entered
Attest: Jennifer H. Ferrairas Registrar of Deeds

TAB 8



The Commonwealth of Massachusetts
Secretary of the Commonwealth
State House, Boston, Massachusetts 02133

William Francis Galvin
Secretary of the
Commonwealth

February 27, 2018

TO WHOM IT MAY CONCERN:

I hereby certify that a certificate of registration of a Foreign Limited Liability Company was filed in this office by

SURFSIDE CROSSING PARTNERS, LLC

in accordance with the provisions of Massachusetts General Laws Chapter 156C on **February 13, 2018**.

I further certify that said Limited Liability Company has filed all annual reports due and paid all fees with respect to such reports; that said Limited Liability Company has not filed a certificate of cancellation or withdrawal; and that, said Limited Liability Company is in good standing with this office.

I also certify that the names of all managers listed in the most recent filing are: **3-9 SOUTH SHORE ROAD LLC**

I further certify that the name of persons authorized to act with respect to real property instruments listed in the most recent filings are: **3-9 SOUTH SHORE ROAD LLC**



In testimony of which,
I have hereunto affixed the
Great Seal of the Commonwealth
on the date first above written.

William Francis Galvin

Secretary of the Commonwealth



The Commonwealth of Massachusetts
Secretary of the Commonwealth
State House, Boston, Massachusetts 02133

William Francis Galvin
Secretary of the
Commonwealth

February 27, 2018

TO WHOM IT MAY CONCERN:

I hereby certify that a certificate of organization of a Limited Liability Company was filed in this office by

3-9 SOUTH SHORE ROAD LLC

in accordance with the provisions of Massachusetts General Laws Chapter 156C on **August 16, 2017**.

I further certify that said Limited Liability Company has filed all annual reports due and paid all fees with respect to such reports; that said Limited Liability Company has not filed a certificate of cancellation or withdrawal; and that said Limited Liability Company is in good standing with this office.

I also certify that the names of all managers listed in the most recent filing are: **JAMIE FEELEY**

I further certify, the names of all persons authorized to execute documents filed with this office and listed in the most recent filing are: **JAMIE FEELEY**

The names of all persons authorized to act with respect to real property listed in the most recent filing are: **JAMIE FEELEY**



In testimony of which,

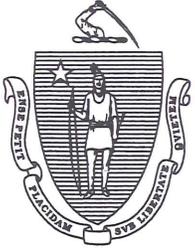
I have hereunto affixed the

Great Seal of the Commonwealth

on the date first above written.

William Francis Galvin

Secretary of the Commonwealth



The Commonwealth of Massachusetts
Secretary of the Commonwealth
State House, Boston, Massachusetts 02133

William Francis Galvin
Secretary of the
Commonwealth

February 27, 2018

TO WHOM IT MAY CONCERN:

I hereby certify that a certificate of organization of a Limited Liability Company was filed in this office by

SURFSIDE CROSSING LLC

in accordance with the provisions of Massachusetts General Laws Chapter 156C on **September 25, 2017**.

I further certify that said Limited Liability Company has filed all annual reports due and paid all fees with respect to such reports; that said Limited Liability Company has not filed a certificate of cancellation or withdrawal; and that said Limited Liability Company is in good standing with this office.

I also certify that the names of all managers listed in the most recent filing are:
SURFSIDE CROSSING PARTNERS, LLC

I further certify, the names of all persons authorized to execute documents filed with this office and listed in the most recent filing are: **SURFSIDE CROSSING PARTNERS, LLC**

The names of all persons authorized to act with respect to real property listed in the most recent filing are: **SURFSIDE CROSSING PARTNERS, LLC**



In testimony of which,

I have hereunto affixed the

Great Seal of the Commonwealth

on the date first above written.

William Francis Galvin

Secretary of the Commonwealth

THE COMMONWEALTH OF MASSACHUSETTS
TOWN OF NANTUCKET
OFFICE OF THE COLLECTOR OF TAXES

READE GULLICKSEN HANLEY GIFFORD LLP
BOX 2669
NANTUCKET, MA 02584

No: 3576

Date: February 9, 2018

I CERTIFY FROM AVAILABLE INFORMATION THAT ALL TAXES, ASSESSMENTS AND CHARGES NOW PAYABLE THAT CONSTITUTE LIENS AS OF THE DATE THIS CERTIFICATE ON THE PARCEL OF REAL ESTATE SPECIFIED IN YOUR APPLICATION ARE LISTED BELOW. YOUR APPLICATION WAS RECEIVED ON February 8, 2018

DESCRIPTION OF PROPERTY

ASSESSED OWNER:	Malcolm Ellen R Etal Trustees
LOCATION OF PROPERTY:	5 S Shore Rd
PARCEL IDENTIFICATION:	0067-3369, lot 3 plbk 25 pg 50, bk 1612 pg 62
LAND AREA:	1.84 acres
VALUATION:	\$462,000 land

FISCAL YEAR	2016	2017	2018
R.E.TAX - ACTUAL	paid	\$1527.93 paid	\$1669.20
R.E.TAX - *PRELIMINARY			
BETTERMENTS/SPECIAL ASSESSMENTS			
++ Sewer Privilege Fee			
**Committed interest			
UTILITY LIENS			\$1.22 due
Landfill			
TOTAL BILLED			
Payments			
Abatements/Exemptions			\$763.97 Paid
Charges and Fees			
BALANCE DUE	- 0 -	- 0 -	\$453.84 due \$452.61 4 th qrt due 5/1/18

*PRELIMINARY TAXES generally represent no more than 50% of prior year's tax.

**COMMITTED INTEREST is as of the date of this document.

OTHER UNPAID CHARGES:

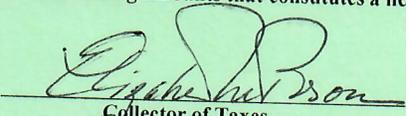
WANNACOMET SEWER/WATER CHARGES:

If this document includes charges for water or sewer, you must contact the Wannacomet Water Company directly for payment of outstanding charges. 508-228-0022.

++ PROPERTY MAY BE SUBJECT TO A SEWER PRIVILEGE FEE. CONTACT THE SEWER DEPT. FOR MORE INFORMATION 508-228-7200 ext. 7800.

This property is in Tax Title. Contact the Treasurer for outstanding amounts at 508-228-7200 ext 7030.

I have no knowledge of any other outstanding amounts that constitutes a lien.


Collector of Taxes
Elizabeth M. Brown

THE COMMONWEALTH OF MASSACHUSETTS
TOWN OF NANTUCKET
OFFICE OF THE COLLECTOR OF TAXES

READE GULLICKSEN HANLEY GIFFORD LLP
BOX 2669
NANTUCKET, MA 02584

No: 3577

Date: February 9, 2018

I CERTIFY FROM AVAILABLE INFORMATION THAT ALL TAXES, ASSESSMENTS AND CHARGES NOW PAYABLE THAT CONSTITUTE LIENS AS OF THE DATE THIS CERTIFICATE ON THE PARCEL OF REAL ESTATE SPECIFIED IN YOUR APPLICATION ARE LISTED BELOW. YOUR APPLICATION WAS RECEIVED ON February 8, 2018

DESCRIPTION OF PROPERTY

ASSESSED OWNER:	Malcolm Ellen R Etal Trustees
LOCATION OF PROPERTY:	7 S Shore Rd
PARCEL IDENTIFICATION:	0067-3368, lot 2 plbk 25 pg 50, bk 1612 pg 62
LAND AREA:	1.84 acres
VALUATION:	\$462,000 land

FISCAL YEAR	2016	2017	2018
R.E.TAX - ACTUAL	paid	\$1527.93 paid	\$1669.20
R.E.TAX - *PRELIMINARY			
BETTERMENTS/SPECIAL ASSESSMENTS			
++ Sewer Privilege Fee			
**Committed interest			\$1.22 due
UTILITY LIENS			
Landfill			
TOTAL BILLED			
Payments			\$763.97 Paid
Abatements/Exemptions			
Charges and Fees			
BALANCE DUE	- 0 -	- 0 -	\$453.84 due \$452.61 4 th qrt due 5/1/18

TOWN OF NANTUCKET
PAID
FEB 15 2018
3rd qrt
PAID
TAX COLLECTOR

*PRELIMINARY TAXES generally represent no more than 50% of prior year's tax.
**COMMITTED INTEREST is as of the date of this document.

OTHER UNPAID CHARGES:

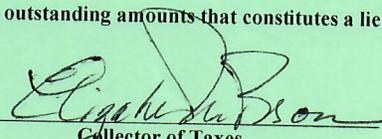
WANNACOMET SEWER/WATER CHARGES:

If this document includes charges for water or sewer, you must contact the Wannacomet Water Company directly for payment of outstanding charges. 508-228-0022.

++ PROPERTY MAY BE SUBJECT TO A SEWER PRIVILEGE FEE. CONTACT THE SEWER DEPT. FOR MORE INFORMATION 508-228-7200 ext. 7800.

This property is in Tax Title. Contact the Treasurer for outstanding amounts at 508-228-7200 ext 7030.

I have no knowledge of any other outstanding amounts that constitutes a lien.


Collector of Taxes
Elizabeth M. Brown

THE COMMONWEALTH OF MASSACHUSETTS
TOWN OF NANTUCKET
OFFICE OF THE COLLECTOR OF TAXES

READE GULLICKSEN HANLEY GIFFORD LLP
BOX 2669
NANTUCKET, MA 02584

No: 3575

Date: February 9, 2018

I CERTIFY FROM AVAILABLE INFORMATION THAT ALL TAXES, ASSESSMENTS AND CHARGES NOW PAYABLE THAT CONSTITUTE LIENS AS OF THE DATE THIS CERTIFICATE ON THE PARCEL OF REAL ESTATE SPECIFIED IN YOUR APPLICATION ARE LISTED BELOW. YOUR APPLICATION WAS RECEIVED ON February 8, 2018

DESCRIPTION OF PROPERTY

ASSESSED OWNER:	McLaughlin Philip M & Malcolm E
LOCATION OF PROPERTY:	9 S Shore Rd
PARCEL IDENTIFICATION:	0067-3367, lot 1 plbk 25 pg 50, bk 1612pg 62
LAND AREA:	1.84 acres
VALUATION:	\$462,100 land

FISCAL YEAR	2016	2017	2018
R.E.TAX - ACTUAL	paid	\$1528.27 paid	\$1669.56
R.E.TAX - *PRELIMINARY			
BETTERMENTS/SPECIAL ASSESSMENTS			
++ Sewer Privilege Fee			
**Committed interest			
UTILITY LIENS			\$1.22 due PAID
Landfill			3rd Qtr
TOTAL BILLED			FEB 15 2018
Payments			
Abatements/Exemptions			\$764.14 Paid
Charges and Fees			TAX COLLECTOR
BALANCE DUE	- 0 -	- 0 -	\$453.93 due \$452.71 4 th qrt due 5/1/18

*PRELIMINARY TAXES generally represent no more than 50% of prior year's tax.
**COMMITTED INTEREST is as of the date of this document.

OTHER UNPAID CHARGES:

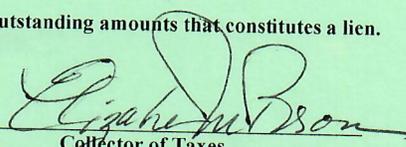
WANNACOMET SEWER/WATER CHARGES:

If this document includes charges for water or sewer, you must contact the Wannacomet Water Company directly for payment of outstanding charges. 508-228-0022.

++ PROPERTY MAY BE SUBJECT TO A SEWER PRIVILEGE FEE. CONTACT THE SEWER DEPT. FOR MORE INFORMATION 508-228-7200 ext. 7800.

This property is in Tax Title. Contact the Treasurer for outstanding amounts at 508-228-7200 ext 7030.

I have no knowledge of any other outstanding amounts that constitutes a lien.


Collector of Taxes
Elizabeth M. Brown

THE COMMONWEALTH OF MASSACHUSETTS
TOWN OF NANTUCKET
OFFICE OF THE COLLECTOR OF TAXES

READE GULLICKSEN HANLEY GIFFORD LLP
BOX 2669
NANTUCKET, MA 02584

No: 3574

Date: February 9, 2018

I CERTIFY FROM AVAILABLE INFORMATION THAT ALL TAXES, ASSESSMENTS AND CHARGES NOW PAYABLE THAT CONSTITUTE LIENS AS OF THE DATE THIS CERTIFICATE ON THE PARCEL OF REAL ESTATE SPECIFIED IN YOUR APPLICATION ARE LISTED BELOW. YOUR APPLICATION WAS RECEIVED ON February 8, 2018

DESCRIPTION OF PROPERTY

ASSESSED OWNER:	McLaughlin Philip M & Malcolm E
LOCATION OF PROPERTY:	3 S Shore Rd
PARCEL IDENTIFICATION:	0067-336, lot 4 plbk 25 pg 50, bk 1612pg 62
LAND AREA:	7.36 acres
VALUATION:	\$580,900 land

FISCAL YEAR	2016	2017	2018
R.E.TAX - ACTUAL	paid	\$1923.88 paid	\$2101.51
R.E.TAX - *PRELIMINARY			
BETTERMENTS/SPECIAL ASSESSMENTS			
++ Sewer Privilege Fee			
**Committed interest			\$1.53 due
UTILITY LIENS			
Landfill			
TOTAL BILLED			
Payments			\$961.94 Paid
Abatements/Exemptions			
Charges and Fees			
BALANCE DUE	- 0 -	- 0 -	\$571.32 due \$569.78 4 th qrt due 5/1/18

TOWN OF NANTUCKET
PAID
30th Feb
FEB 15 2018
PAID
TAX COLLECTOR

*PRELIMINARY TAXES generally represent no more than 50% of prior year's tax.
**COMMITTED INTEREST is as of the date of this document.

OTHER UNPAID CHARGES:

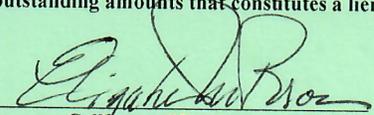
WANNACOMET SEWER/WATER CHARGES:

If this document includes charges for water or sewer, you must contact the Wannacomet Water Company directly for payment of outstanding charges. 508-228-0022.

++ PROPERTY MAY BE SUBJECT TO A SEWER PRIVILEGE FEE. CONTACT THE SEWER DEPT. FOR MORE INFORMATION 508-228-7200 ext. 7800.

This property is in Tax Title. Contact the Treasurer for outstanding amounts at 508-228-7200 ext 7030.

I have no knowledge of any other outstanding amounts that constitutes a lien.


Collector of Taxes
Elizabeth M. Brown

TAB 9

TOWN OF NANTUCKET ZONING BOARD OF APPEALS

**COMPREHENSIVE PERMIT APPLICATION
pursuant to M.G.L. Ch. 40B, §§ 20-23**

APPLICANT: Surfside Crossing, LLC.
SUBJECT PROPERTY: 3, 5, 7, and 9 South Shore Road, Nantucket
Assessors Map 67; Parcels: 336, 336.9, 336.8, & 336.7
PROJECT NAME: Surfside Crossing

DEVELOPMENT TEAM

APPLICANT / DEVELOPER

Surfside Crossing, LLC
Jamie Feeley
37 Old South Road #6
Nantucket, MA 02451
508-825-8825
jamie@cottageandcastleinc.com

ATTORNEY

Freeman Law Group
Peter Freeman
86 Willow Street
Yarmouth Port, MA 02675
508-362-4700
pfreeman@freemanlawgroup.com

CIVIL ENGINEER

Bracken Engineering, Inc.
Donald F. Bracken, Jr., P.E.
19 Old South Road
Nantucket, MA 02584
508-325-0044
don@brackeneng.com

ATTORNEY

Reade, Gullicksen, Hanley & Gifford, LLP
Arthur I. Reade, Jr.
Six Young's Way
Nantucket, MA 02554
508-228-3128
air@readelaw.com

ARCHITECT

Emeritus
Matthew MacEachern
8 Williams Lane
Nantucket, MA 02554
508-325-4995
matt@emeritusdevelopment.com

TRAFFIC ENGINEER

MDM Transportation Consultants, Inc.
Robert J. Michaud, P.E.
28 Lord Road
Marlborough, MA 01752
508-303-0370
rmichaud@mdmtrans.com

TAB 10

TOWN OF NANTUCKET ZONING BOARD OF APPEALS

**COMPREHENSIVE PERMIT APPLICATION
pursuant to M.G.L. Ch. 40B, §§ 20-23**

APPLICANT: Surfside Crossing, LLC.
SUBJECT PROPERTY: 3, 5, 7, and 9 South Shore Road, Nantucket
Assessors Map 67; Parcels: 336, 336.9, 336.8, & 336.7
PROJECT NAME: Surfside Crossing

TAB 10

Comprehensive Permit Plans (“Site Plans”) prepared by Bracken Engineering, Inc. entitled “Surfside Crossing” prepared for Surfside Crossing, LLC, dated February 15, 2018

Filed under separate electronic file due to large file size.

TAB 11

TOWN OF NANTUCKET ZONING BOARD OF APPEALS

**COMPREHENSIVE PERMIT APPLICATION
pursuant to M.G.L. Ch. 40B, §§ 20-23**

APPLICANT: Surfside Crossing, LLC.
SUBJECT PROPERTY: 3, 5, 7, and 9 South Shore Road, Nantucket
Assessors Map 67; Parcels: 336, 336.9, 336.8, & 336.7
PROJECT NAME: Surfside Crossing

TAB 11

Architectural Plans / Floor Plans prepared by Emeritus prepared for Surfside Crossing
Filed under separate electronic file due to large file size.