

September 26, 2018

Nantucket Zoning Board of Appeals
2 Fairgrounds Road
Nantucket, MA 02554



Dear Chairman Toole:

Enclosed are materials that describe potential modifications to the plan for Surfside Crossing that we will present at the upcoming ZBA hearing on October 3. We will supplement this material for a more comprehensive presentation prior to the October 3rd ZBA meeting, however we wanted to give you the basic approach in advance for your consideration.

From day one, the vision behind Surfside Crossing – a community of new homes located off South Shore Road – has been to create a wide range of homeownership options for local residents. As a direct result of significant feedback from elected and appointed officials, community members and technical experts on our original proposal, the Surfside Crossing team has developed a series of potential modifications to the plan. A critical update to the project is adding long-term protection for the affordability of the condo units, with all of these homes restricted to year-round residents. We are currently working with Nantucket affordable housing leaders to work out details of protecting these units over the long-term for islanders. The table below provides more details on project changes, which we will share in detailed filings and presentation to the Zoning Board of Appeals.

We hope that this potential modified plan will earn broad approval for its thoughtful approach to maintaining critically-needed affordable housing, while addressing community concerns. It is important to note that we are not withdrawing the original plan, which is still on the table for discussion if necessary. We look forward to the continued public review of this important opportunity to expand affordable housing options for Nantucket residents.

Sincerely,

Jamie Feeley
Josh Posner
Principals, Surfside Crossing

Original Proposal	Potential Modified Plan
156 total homes <ul style="list-style-type: none"> • 60 cottages • 96 condos 	100 total homes <ul style="list-style-type: none"> • 40 cottages • 60 condos
39 Protected and affordable homes <ul style="list-style-type: none"> • 15 cottages • 24 condos • 72 condos priced for middle income Nantucketers 	70 Protected and affordable homes <ul style="list-style-type: none"> • 10 cottages- restricted to Nantucket residents earning 80% of area median income (AMI) as required by law 60 condos <ul style="list-style-type: none"> • 15- restricted to Nantucket residents earning 80% of area median income (AMI) as required by law • 45 reserved for year round Nantucket residents
6 condo buildings- 16 units each	5 condo buildings- 12 units each
.95 Acres of open space	2 .8 acres of open space
Road width 20' / 24'	Road width 22'
10' / 15' buffers	25' side and rear buffers. 50' / 70' South Shore Road buffer.
148 Parking spaces plus minimum of 2 spaces for each cottage.	163 parking spaces plus minimum of 2 spaces for each cottage.
	Addition of community building with bowling alleys in lower level