

NANCY AND DWIGHT HOLMES
3 Eagles Wing Way
Nantucket, MA 02554

September 17, 2015

Mr. Richard A. Mason, Deputy Director of Lending
Massachusetts Housing Partnership
160 Federal Street
Boston, MA 02110

Via email and U.S. Mail

Dear Mr. Mason and Mass. Housing Partnership,

We appreciate your time, and that of the M.H.P. members, in reading our concerns and serious opposition to Mr. DJ McKinnon's Atlantic Development proposed 40B "Surfside Commons" housing project on an approximate 2.5 acre lot at 106 Surfside Road in Nantucket, MA. We are year-round residents and nearly ¼ mile abutters to this proposed housing project.

As residents and small business owners we are well aware of the island's need for affordable housing and try to do our small part by providing housing for our seasonal and year-round employees. We also positively voted at our Annual Town Meeting several years ago to allow the development of 45-48 new affordable single dwelling homes on Surfside Rd., (Sachem's Path) which will be less than ½ mile from our home and ¼ mile or less from the proposed Surfside Commons. Within ½ mile of both our home and Atlantic Development's Surfside Commons at 106 Surfside Road there are already several affordable and 40B Developments: Sachem's Path (under construction now), Abrem's Quarry, Miacomet Village, housing units for senior citizens (Sherburne Commons), municipally owned townhomes for staff behind our elementary school, even a couple of free standing Habitat for Humanity homes. Most of these are free-standing homes or townhomes, none are near the intense density proposed for Surfside Commons. There is a wildly unfair oversaturation of affordable and communal housing developments in Surfside already! We are a small island, with more than 60% of our land estimated to be in permanent conservation. For all of these housing concerns to be placed in our small corner of the island is unfair and blatantly against the oversaturation recommendation of 40B placement in municipalities.

Surfside Commons proposes a height and density of housing units not seen anywhere on this island – most certainly not on a lot of this small size for the proposal. Atlantic's comparisons to downtown and Siasconset are ludicrous – these locations contain over 90% single-family, antique homes – sadly also largely unoccupied most of year. The proposed density of Surfside Commons is not fitting in any regard to this single family residential area, and does not provide an iota of the necessary parking as designed.

The traffic in the area around Surfside Road/Fairgrounds Road is already among the heaviest our island has – particularly to and fro the three schools located on Surfside Rd. This does not include the yet to be added traffic that will arise from the approximate 45 Sachem's Path dwellings being built on Surfside Road right now. Surfside Commons also does not meet distance requirements for the public school bus route.

Lastly, the proposed Surfside Commons at 106 Surfside directly abuts the 30 acres of land that Mr. McKinnon has informed he holds a purchase and sales agreement "ready to sign" on – if the Cape

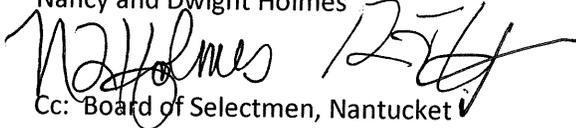
Holmes, Surfside Commons, page two

Cod Boy Scout Council wins the right to sell it to him from our local Nantucket Council and our Civic League. This is currently still awaiting the judges' ruling in Barnstable. Virtually every Nantucketer is opposed to this greedy grab for what we see as our dedicated recreational scout land. We hope the local Boy Scouts and our Civic League prevail in keeping it such. The fact that Surfside Commons will be the entrance to this potential future development of our Boy Scout land was confirmed verbally by Mr. McKinnon. Therein lies another possibility of overdevelopment to our small area of a small island, which is currently comprised by vast majority of single family homes.

In closing, we are aware and supportive that more affordable housing opportunities are needed for our island and town. To allow one with such as Atlantic Development is proposing here at 106 Surfside, on the small lot proposed, would be a crippling blow to this neighborhood of the island. In fact, we don't see the likes of this density or height in housing units anywhere in this town or island. We implore you to deny the proposed development of Surfside Commons at 106 Surfside Road and stand with many of our fellow Nantucket neighbors in asking you to do so.

Sincerely,

Nancy and Dwight Holmes

Handwritten signatures of Nancy and Dwight Holmes. The signature for Nancy is on the left and for Dwight is on the right.

Cc: Board of Selectmen, Nantucket

Zoning Board of Appeals

Planning Board

Rep. Timothy Madden