October 11, 2015

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OCT 15 2015
NANTUCKET TOWN ADMINISTRATION

Ms. Elizabeth Gibson
Town Manager
16 Broad Street
1st Floor
Nantucket, MA 02554

I am writing in opposition to the Surfside Commons Development proposed to your office by Atlantic Development and DJ MacKinnon. I am an abutter to the proposed project were I have built a home and have resided since 1984 and provide a year round cottage to a couple who work on the island.. I purchased my property located at 104 Surfside Road after falling in love with the Surfside area which can be categorized by its beautiful beaches and rural characteristics. The vast majority of the cottages and homes are one or one and a half story dwellings which appealed to me with its timeless cottage style.

The following are the points I would like to present to you which are of great concern.

Scale.

The project named above is not in scale with our area. It is a massive group of four units on 2 ½ acres within an immediate area of small single family residential homes. In the application submitted to MHP, Atlantic Development have made inappropriate comparisons to large scale buildings that are located in the down town area of Nantucket, and the Sconset village which does not have any 2 ½ – 3 ½ story buildings.

Density, Traffic, Light, and Noise Pollution.

The density of this proposed project with its traffic, noise and light pollution and the strain of the land surrounding this area will do irrevocable damage.

The 60 units would house up to 180 people and 90 + cars next to quiet, single family homes . On any given weekend in the summer months there are multiple ambulance related trips to the end of the road were the most popular beaches on the island are located. With the added congestion on Surfside Road one can only guess the hindrance it could cause in a life or death situation. Also adding extra traffic to an area with the most popular bike path full of kids going to the beach could be very dangerous given the already busy intersection of Faregrounds Road and Surfside Road.

The other major damage is to our wonderful night sky. The glow from the parking lights alone will erase our milky way and star viewing forever. Along with this high density of people in a inappropriate area comes trash. Trucks emptying all of the garbage produced by all these residence on a daily basis will end quiet mornings listening to the birds that lived in our once wooded neighborhood.

Disregard for native species.

✓ BOS ✓ Gibson ✓ website

Atlantic Development had the property clear cut with disregard to the native endangered species that lived on the property. A large group of Lady Slippers resided in the north west corner of the property in close proximity to my cottage. We had a small path that went close to them. Also in the area were Indian Pipes which have been destroyed forever. No matter how much replanting Mr MacKinnon does he cannot replace these treasured woodland gems.

Saturation of existing housing developments.

A great concern is the proximity of Surfside Commons to the other housing developments in the immediate area. Within a mile of 106 Surfside Road exists Abrams Quarry, Sachams Path which is just getting underway, Rugged Scott or Beach Plum Village, Sherburne Commons, and Miacomet Village. All of these projects have strained the Surfside Road and Surfside bike path into a highly congested area. We do not need more traffic from 90 plus cars adding to this problem. One area of the island of Nantucket should not be responsible for all the housing projects. According to the 40B bylaws which state that developments of this kind should be spread out in a community.

I am in favor of the Town of Nantucket and its residences addressing the need for the housing needs of our community. I do rent my cottage to a year round couple and have for years. We all choose to live on our beautiful island for a reason. We as a community should be taking aggressive steps on planning the location of a development with Nantucket in mind and a location were it is appropriate. I am NOT in favor of Atlantic Development's plans

In conclusion I would like the MHP to deny Atlantic Development its request for permission to pursue this high density, overly saturated, excessive development and Save Our Surfside area from over development. I would like all town boards to actively vote against this project and come together for a more appropriate location. Surfside has done its share.

With Regards,

Mary Beth Ferro
104 Surfside Road
Nantucket, MA 02554

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