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SEP 16 2015
NANTUCKET TOWN ADMINISTRATION

Mr. Robert DeCosta, Chairman
Board of Selectmen
16 Broad St., 1st floor
Nantucket, MA

Dear Mr. DeCosta:

We write in strong opposition to the proposal by Atlantic Properties, Inc. to construct 60 units of 403B housing on 2-1/2 acres at 106 Surfside Rd. on Nantucket

The Surfside area of Nantucket, residentially zoned for one or two single family dwelling on 2 acre lots, has already absorbed three 403B housing projects and a senior housing development; all of which are exempted from existing zoning laws. These developments are all located within 1/2 mile of the proposed affordable housing development at 106 Surfside Rd. This neighborhood is already saturated with housing exempted from existing zoning restrictions. Surfside residents have already done more than their fair share to satisfy the affordable housing needs of Nantucket Island.

The concentration of rental apartment-style units proposed at 106 Surfside Rd. is extreme and totally out of character for the Surfside neighborhood. The existing 403B housing developments and senior housing units in the Surfside area, clustered dwellings on small individual lots, retain some of the neighborhood character as owner-occupied single residences. The 40 units proposed for 21/2 acres at 106 Surfside Rd. are apartment rentals with relatively short-term tenants and an absentee landlord; neither party would feel obligated to preserve the character of the Surfside neighborhood as would a single family home owner.

The 40 units proposed for 2 x1/2 acres at 106 Surfside Rd. will necessitate at least 60 parking places with additional paved or graveled surfaces for apartment parking, deliveries, trash collection etc.. This leaves little or no green space or setback protection for abuters.

The additional traffic burden resulting from high density apartment housing will make nearby strategic intersections (Surfside and Fairgrounds Rd., Bartlett and Surfside Rd., Airport and Fairgrounds Rd., Surfside, South Prospect and Sparks Avenue), already congested during the vacation season, extremly difficult for first responders to negotiate in a timely fashion. This jeopardizes Public Safety on the entire Island by increasing the response time of police, fire and medical first responders all dispatched from the combined police and fire stations on Fairgrounds Road. This would necessitate construction of satellite police and fire stations. A safer, more equitable and economical solution for the Surfside region and the Town of Nantucket would be to redirect further 403B housing projects away from the Surfside area to other regions of the Island.

Atlantic Properties Inc., the Developer of the proposed 403B housing at 106 Surfside Rd. , has been disingenuous in describing the maximal 45 foot height of the proposed apartments as comparable to the height of many residential and commercial buildings in the Downtown and Sconset regions of the Island. These structures, located approximately 2-3 miles and 7-8 miles away are geographically and dimensionally remote from the Surfside neighborhood and they were built long before building codes or zoning laws.. The 45 foot height of the apartment complex at 106 Surfside Rd. surrounded by single-family residences with a 35 foot height restriction would be out of character.

We are concerned that Atlantic Properties Co, the Developer of the affordable apartment project at 106 Surfside Rd, already in litigation to purchase the adjacent Boy Scout Reservation could be in a position to extend 403B housing to this contiguous property.

The approval of Atlantic Properties to construct apartment-style 403B housing on a single 2-1/2 acre acre lot at 106 Surfside Rd. sets a dangerous precedent; any property owner could convert a residentially-zoned lot into a similar apartment style housing development, further compromising the residential character of the neighborhood.

Thank you in advance for your serious consideration of these important issues.

Sincerely,

Joseph R. Benotti

Sandra M. Benotti