



**TOWN OF NANTUCKET
BOARD OF APPEALS
NANTUCKET, MA 02554**

RECEIVED
SEP 08 2015
BY: W. Snell

✓ 7569
2015 SEP 11 PM 09
NANTUCKET TOWN CLERK

RECEIVED

APPLICATION

Fee: \$450.00

File No. 34-15

Owner's name(s): NHA Properties, Inc.
 Mailing address: PO Box 3149 / 02584
 Phone Number: 508-228-4422 E-Mail: housingnantucket@gmail.com
 Applicant's name(s): Anne Kuszpa
 Mailing Address: same
 Phone Number: same E-Mail: same
 Locus Address: 7 Surfside Road Assessor's Map/Parcel: 55/254
 Land Court Plan/Plan Book & Page/Plan File No.: Book No 13, Page No 55
 Deed Reference/Certificate of Title: 1457/6 Zoning District CN
 Uses on Lot- Commercial: None Yes (describe) _____
 Residential: Number of dwellings 1 Duplex _____ Apartments _____
 Date of Structure(s): all pre-date 7/72 or c. 1940
 Building Permit Numbers: ^
 Previous Zoning Board Application Numbers: 21-15 ; date July 21, 2015

State below or attach a separate addendum of specific special permits or variance relief applying for:

Comprehensive Permit Application
pursuant to M.G.L. Chapt. 40B,
See separate Addendum.

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.

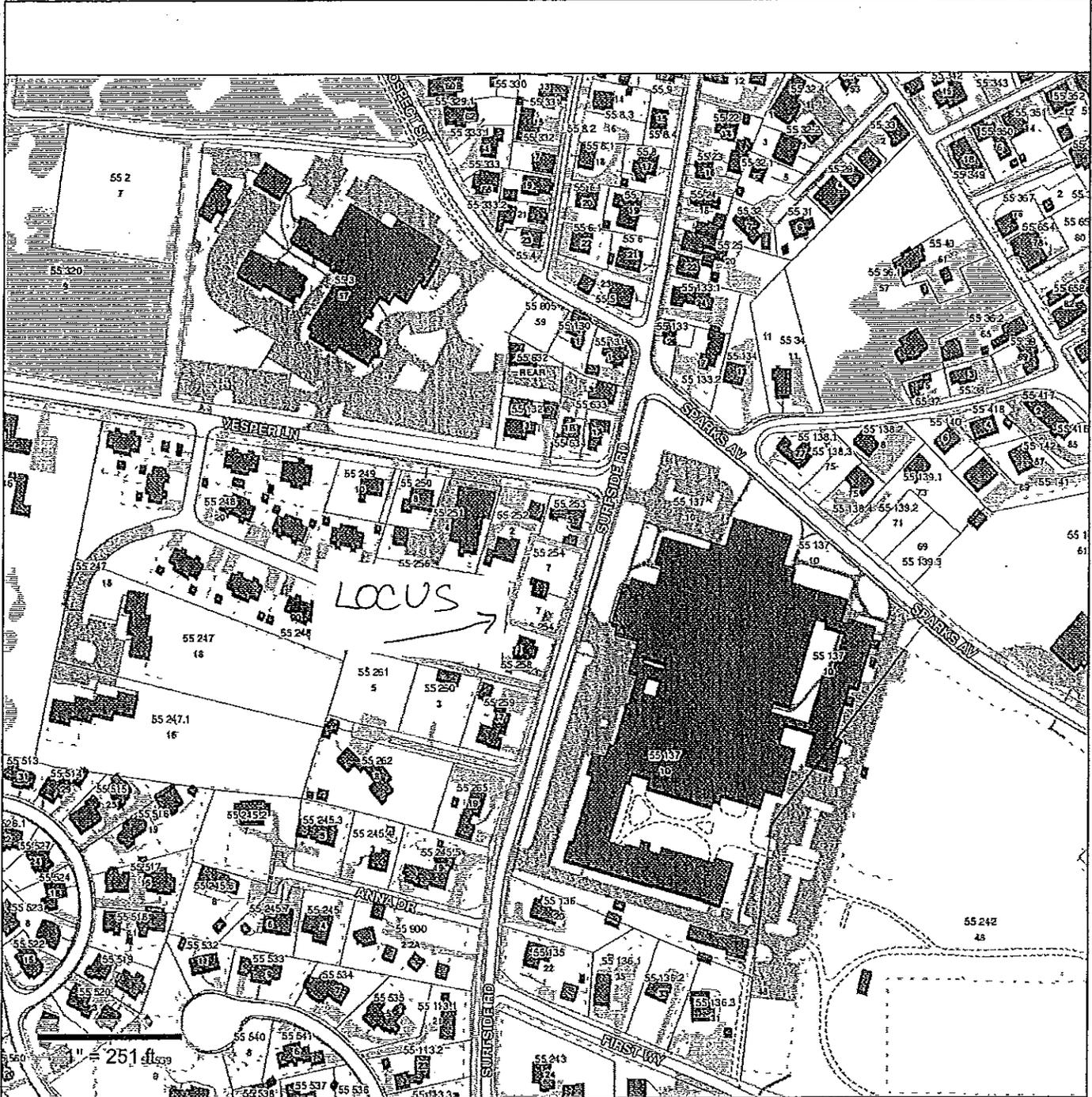
SIGNATURE: Mikuszpa Owner*, Executive Director.

SIGNATURE: _____ Applicant/Attorney/Agent*

*If an Agent is representing the Owner or the Applicant, please provide a signed proof of agency.

OFFICE USE ONLY

Application received on: ___/___/___ By: _____ Complete: _____ Need Copies: _____
Filed with Town Clerk: ___/___/___ Planning Board: ___/___/___ Building Dept.: ___/___/___ By: _____
Fee deposited with Town Treasurer: ___/___/___ By: _____ Waiver requested: _____
Granted: ___/___/___ Hearing notice posted with Town Clerk: ___/___/___ Mailed: ___/___/___
I&M ___/___/___ & ___/___/___ Hearing(s) held on: ___/___/___ Opened on: ___/___/___
Continued to: ___/___/___ Withdrawn: ___/___/___ Decision Due By: ___/___/___
Made: ___/___/___ Filed w/Town Clerk: ___/___/___ Mailed: ___/___/___



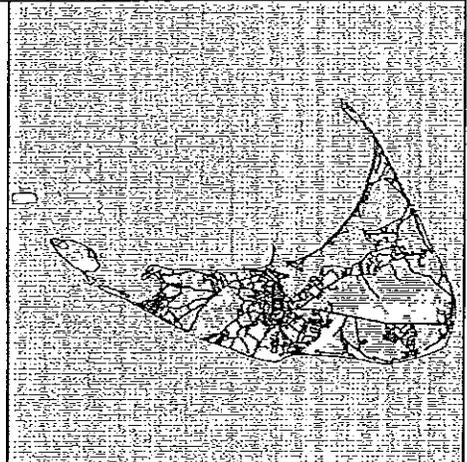
Property Information
 Property ID 55 254
 Location 7 SURFSIDE RD
 Owner NHA PROPERTIES INC



MAP FOR REFERENCE ONLY
 NOT A LEGAL DOCUMENT

The Town 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



Application for Comprehensive Permit
pursuant to M.G.L. Chapter 40B,

submitted to the
Nantucket Zoning Board of Appeals

by

NHA Properties, Inc.

for

7 Surfside Road

Nantucket, MA

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September 8, 2015

Nantucket Zoning Board of Appeals
Town of Nantucket Planning and Land Use Services
2 Fairgrounds Road
Nantucket, MA 02554

Re: Application for Comprehensive Permit
7 Surfside Road
Nantucket, MA 02554

Dear Board Members:

In accordance with the provisions of M.G.L. Chapter 40B, Section 21, and on behalf of NHA Properties, Inc., doing business as "Housing Nantucket", Housing Nantucket respectfully submits for your review and consideration, pursuant to the Local Initiative Program, this application for a Comprehensive Permit to permit the relocation and construction of two additional dwelling units at 7 Surfside Road (the "Site"). The Site was conveyed to Housing Nantucket by the Town of Nantucket Affordable Housing Trust Fund in January, 2015 with a deed restriction, limiting its use in perpetuity to housing for Nantucket household earning less than one hundred percent (100%) of the median income for Nantucket.

This application is designed to complement the Special Permit recently granted by the Zoning Board of Appeals to Housing Nantucket to extend the preexisting nonconforming residential use on the Site by authorizing (a) the relocation of an existing dwelling on the Site secondary dwelling) and (b) the siting of a primary dwelling unit, to be relocated from another parcel, on the Site.¹ Housing Nantucket now seeks permission to relocate two additional homes on the Site, consistent with the representations made by Housing Nantucket to the ZBA as part of the Special Permit process and the ZBA's invitation to Housing Nantucket to return to the Board for approval of the siting of additional dwellings on the Site, provided that the

¹A copy of this Special Permit is enclosed and incorporated by reference herein.

total of bedrooms on the Site would not exceed a total of seven (7). As required by the Local Initiative Program, this affordable housing proposal has been reviewed and approved by the Town of Nantucket and the Massachusetts Department of Housing and Community Development ("DHCD"), each of which supports this application.

Housing Nantucket has a long and proven track record of creating and managing income-restricted housing on the island of Nantucket. It was originally incorporated as a Massachusetts non-profit corporation in the mid 1990's and subsequently obtained 501(c)(3) status from the Internal Revenue Service as a charitable, tax-exempt organization. Since that time, Housing Nantucket has provided thirty (30) units of quality rental housing to year-round islanders at affordable rents, primarily through its innovative house recycling program. Nevertheless, demand for such affordable housing on Nantucket continues to grow, which serves as the catalyst for this application.

As noted above, this application is being submitted pursuant to DHCD's Local Initiative Program, which is designed to encourage affordable housing developers to work with communities in developing applications for Comprehensive Permits and garnering their support **prior** to submission of such applications to local zoning officials. In this regard, Housing Nantucket has been working closely with the Town of Nantucket, as well as the Site's abutters, to create a plan of development for 7 Surfside Road, which will not only provide badly-needed affordable housing units but will also be compatible with the surrounding community. In this regard, broad-based local support for this plan is evidenced by

- selection of Housing Nantucket's proposal to develop 7 Surfside Road by Nantucket's Affordable Housing Trust Fund ("AHTF") as the best fit for the site;
- the conveyance of 7 Surfside Road by the AHTF to Housing Nantucket for \$1.00;
- the support of Nantucket's Board of Selectmen for Housing Nantucket's application to the Massachusetts Department of Housing and Community Development's Local Initiative Program;

- the approval of \$300,000 in Fiscal Year 2016 Community Preservation Act funds for this plan at the April, 2015 Annual Town Meeting; and
- the invitation from the Nantucket Community Preservation Committee for Housing Nantucket to apply for an additional \$300,00 in Fiscal Year 2017 funds for approval at the April, 2016 Annual Town Meeting.

In addition to the foregoing support, DHCD has given its approval to Housing Nantucket for submission of this application pursuant to the Local Initiative Program.

In support of its application for a Comprehensive Permit, Housing Nantucket has enclosed four (4) copies of the following plans, documents, exhibits and information (some of the foregoing are not yet available but will be submitted to the Board in advance of the hearing):

- I. Application for Hearing
- II. Jurisdictional Requirements
 - Limited Dividend Organization
 - Project Eligibility Letter
 - Site control
- III. Copy of Property Deed/Evidence of Site Control
- IV. Local Need
- V. Project Description
- VI. Development Team
- VII. Site Condition Report
- VIII. List of Requested Exemptions
- XII. Landscaping Site Plan

Finally, enclosed please find our check made out to the Nantucket Zoning Board of Appeals in the amount of \$450.00 to cover the costs of notice and publication.

Sincerely,



Anne Kuszpa,
Executive Director

Enclosures

JURISDICTIONAL REQUIREMENTS

Pursuant to M.G.L. Chapter 40B and the attendant regulations, an applicant for a comprehensive permit must fulfill three initial jurisdictional requirements:

1. **The applicant must be a public agency, a non-profit organization, or a limited dividend organization.**

The applicant for this comprehensive permit is Housing Nantucket, a private non-profit and tax-exempt Massachusetts corporation. Appropriate documentation of Housing Nantucket's non-profit and tax-exempt status is enclosed herein.

2. **The Project must be the recipient of a public subsidy from a public or quasi-public agency under a low and moderate income housing subsidy program.**

The proposed development of this site has been approved by DHCD, which is providing technical assistance to Housing Nantucket pursuant to the Local Initiative Program. A copy of the site eligibility letter issued by DHCD is enclosed herein.

3. **The applicant must control the site.**

A copy of the quitclaim deed to the site, establishing that Housing Nantucket has fee title, is enclosed herein.

INTERNAL REVENUE SERVICE
DISTRICT DIRECTOR
P. O. BOX 2508
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date: SEP 09 1998

NKA PROPERTIES INC
3 MANTA DR
NANTUCKET, MA 02554

Employer Identification Number:
04-3247717
DLN:
17053180003028
Contact Person:
D. A. DOWNING
Contact Telephone Number:
(513) 241-5199
Accounting Period Ending:
December 31
Form 990 Required:
Yes
Addendum Applies:
Yes

Dear Applicant:

Based on information supplied, and assuming your operations will be as stated in your application for recognition of exemption, we have determined you are exempt from federal income tax under section 501(a) of the Internal Revenue Code as an organization described in section 501(c)(3).

We have further determined that you are not a private foundation within the meaning of section 509(a) of the Code, because you are an organization described in sections 509(a)(1) and 170(b)(1)(A)(vi).

If your sources of support, or your purposes, character, or method of operation change, please let us know so we can consider the effect of the change on your exempt status and foundation status. In the case of an amendment to your organizational document or bylaws, please send us a copy of the amended document or bylaws. Also, you should inform us of all changes in your name or address.

As of January 1, 1984, you are liable for taxes under the Federal Insurance Contributions Act (social security taxes) on remuneration of \$100 or more you pay to each of your employees during a calendar year. You are not liable for the tax imposed under the Federal Unemployment Tax Act (FUTA).

Since you are not a private foundation, you are not subject to the excise taxes under Chapter 42 of the Code. However, if you are involved in an excess benefit transaction, that transaction might be subject to the excise taxes of section 4958. Additionally, you are not automatically exempt from other federal excise taxes. If you have any questions about excise, employment, or other federal taxes, please contact your key district office.

Grantors and contributors may rely on this determination unless the Internal Revenue Service publishes notice to the contrary. However, if you lose your section 509(a)(1) status, a grantor or contributor may not rely on this determination if he or she was in part responsible for, or was aware of, the act or failure to act, or the substantial or material change on the part of the organization that resulted in your loss of such status, or if he or she acquired knowledge that the Internal Revenue Service had given notice that you would no longer be classified as a section 509(a)(1) organization.

Letter 947 (DG/CG)

NHA PROPERTIES INC

Donors may deduct contributions to you as provided in section 170 of the Code. Bequests, legacies, devises, transfers, or gifts to you or for your use are deductible for federal estate and gift tax purposes if they meet the applicable provisions of Code sections 2055, 2106, and 2522.

Contribution deductions are allowable to donors only to the extent that their contributions are gifts, with no consideration received. Ticket purchases and similar payments in conjunction with fundraising events may not necessarily qualify as deductible contributions, depending on the circumstances. See Revenue Ruling 67-246, published in Cumulative Bulletin 1967-2, on page 104, which sets forth guidelines regarding the deductibility, as charitable contributions, of payments made by taxpayers for admission to or other participation in fundraising activities for charity.

In the heading of this letter we have indicated whether you must file Form 990, Return of Organization Exempt From Income Tax. If Yes is indicated, you are required to file Form 990 only if your gross receipts each year are normally more than \$25,000. However, if you receive a Form 990 package in the mail, please file the return even if you do not exceed the gross receipts test. If you are not required to file, simply attach the label provided, check the box in the heading to indicate that your annual gross receipts are normally \$25,000 or less, and sign the return.

If a return is required, it must be filed by the 15th day of the fifth month after the end of your annual accounting period. A penalty of \$20 a day is charged when a return is filed late, unless there is reasonable cause for the delay. However, the maximum penalty charged cannot exceed \$10,000 or 5 percent of your gross receipts for the year, whichever is less. For organizations with gross receipts exceeding \$1,000,000 in any year, the penalty is \$100 per day per return, unless there is reasonable cause for the delay. The maximum penalty for an organization with gross receipts exceeding \$1,000,000 shall not exceed \$50,000. This penalty may also be charged if a return is not complete, so be sure your return is complete before you file it.

You are required to make your annual return available for public inspection for three years after the return is due. You are also required to make available a copy of your exemption application, any supporting documents, and this exemption letter. Failure to make these documents available for public inspection may subject you to a penalty of \$20 per day for each day there is a failure to comply (up to a maximum of \$10,000 in the case of an annual return).

You are not required to file federal income tax returns unless you are subject to the tax on unrelated business income under section 511 of the Code. If you are subject to this tax, you must file an income tax return on Form 990-B, Exempt Organization Business Income Tax Return. In this letter we are not determining whether any of your present or proposed activities are unrelated trade or business as defined in section 513 of the Code.

NHA PROPERTIES INC

You need an employer identification number even if you have no employees. If an employer identification number was not entered on your application, a number will be assigned to you and you will be advised of it. Please use that number on all returns you file and in all correspondence with the Internal Revenue Service.

If we have indicated in the heading of this letter that an addendum applies, the enclosed addendum is an integral part of this letter.

Because this letter could help resolve any questions about your exempt status and foundation status, you should keep it in your permanent records.

If you have any questions, please contact the person whose name and telephone number are shown in the heading of this letter.

Sincerely yours,



District Director

Enclosure(s):
Addendum



The Commonwealth of Massachusetts
William Francis Galvin

Minimum Fee: \$15.00

Secretary of the Commonwealth, Corporations Division
 One Ashburton Place, 17th floor
 Boston, MA 02108-1512
 Telephone: (617) 727-9640

Annual Report

(General Laws, Chapter 180)

Federal Employer Identification Number: 043247717 (must be 9 digits)

Filing for November 1, 2014

In compliance with the requirements of Section 26A of Chapter one hundred and eighty (180) of the General Laws:

1. Exact name of the corporation: NHA PROPERTIES, INC.

2. Location of its principal office:

No. and Street: 75 OLD SOUTH ROAD
 City or Town: NANTUCKET State: MA Zip: 02554 Country: USA

3. DATE OF THE LAST ANNUAL MEETING: (mm/dd/yyyy)
 (if none leave blank)

4. State the names and street addresses of all officers, including all the directors of the corporation, and the date on which the term of office of each expires:

Title	Individual Name First, Middle, Last, Suffix	Address (no PO Box) Address, City or Town, State, Zip Code	Expiration of Term
PRESIDENT	PAUL WOLF JR.	6 WAMASQUID PL., NANTUCKET, MA 02554 USA	n/a
TREASURER	PAUL WOLF JR.	6 WAMASQUID PL., NANTUCKET, MA 02554 USA	n/a
EXECUTIVE DIRECTOR	ANNE KUSZPA	11 POND ROAD NANTUCKET, MA 02554 USA	n/a
CLERK	ELIZABETH MAURY	22 MEADOWVIEW DRIVE NANTUCKET, MA 02554 USA	n/a
VICE PRESIDENT	JENNIFER COHEN	21 FLINTLOCK ROAD NANTUCKET, MA 02554 USA	n/a
DIRECTOR	BERNADETTE MAGLIONE	149 MAIN STREET NANTUCKET, MA 02554 USA	n/a
DIRECTOR	DAWN HILL HOLDGATE	4 VESPER LANE NANTUCKET, MA 02554 USA	n/a
DIRECTOR	BERTYL V. JOHNSON JR.	28 LONGWOOD DRIVE NANTUCKET, MA 02554 USA	n/a
DIRECTOR	ROBERT LIDDLE	15 TEASDALE CIRCLE NANTUCKET, MA 02554 USA	n/a

Instrument establishing the trust and any amendments thereto must be attached, and the annual report must be filed by facsimile, mail or in person. —

I, the undersigned, ANNE KUSZPA of the above-named business entity, in compliance with the General Laws, Chapter 180, hereby certify that the above information is true and correct as of the dates shown. **IN WITNESS WHEREOF AND UNDER PENALTIES OF PERJURY**, I hereto sign my name on this 22 Day of October, 2014.

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All Rights Reserved



Commonwealth of Massachusetts
**DEPARTMENT OF HOUSING &
COMMUNITY DEVELOPMENT**

Charles D. Baker, Governor ♦ Karyn B. Polito, Lt. Governor ♦ Chrystal Komegay, Undersecretary

September 3, 2015

Anne Kuszpa, Executive Director
Housing Nantucket
75 Old South Road
PO Box 3149
Nantucket, MA 02554

Bob DeCosta, Chairman
Board of Selectmen
6 Broad Street
Nantucket, Massachusetts 02554

RE: School View Cottages, Nantucket, Massachusetts
Determination of Project Eligibility under the Local Initiative Program (LIP)

Dear Anne:

I am pleased to inform you that your application for project eligibility under the Local Initiative Program (LIP) for the proposed School View Cottages project has been approved. This approval is based on your application that sets forth a plan for the development of four (4) rental units. The proposed sales prices of the LIP units are generally consistent with the standards for affordable housing to be included in a community's Chapter 40B affordable housing stock.

As part of the review process, Department of Housing and Community Development (DHCD) staff has performed an on-site inspection of the proposed project sites. DHCD has made the following findings:

1. The proposed project appears generally eligible under the requirements of the Local Initiative Program, subject to final program review and approval;
2. The site of the proposed project is generally appropriate for residential development;
3. The conceptual plan is generally appropriate for the site on which the project is located;
4. The proposed project appears financially feasible in the context of the Nantucket housing market;
5. The initial pro forma for the project appears financially feasible and consistent with cost examination and limitations on profits and distributions on the basis of estimated development costs;

6. The project sponsor and the development team meet the general eligibility standards of the Local Initiative Program;
7. The project sponsor has an executed Purchase and Sale agreement for the site.

The proposed project must comply with all state and local codes not specifically exempted by a comprehensive permit.

Please provide us with a copy of the comprehensive permit as soon as it is issued. The DHCD legal office will review the comprehensive permit and other project documentation. Additional information may be requested as is deemed necessary. Following the issuance of the comprehensive permit, the specifics of this project must be formalized in a regulatory agreement signed by the municipality, the project developer, and DHCD prior to starting construction.

As stated in the application, School View Cottages project will consist of four (4) units, four (4) of which will be eligible for inclusion in the Town of Nantucket's subsidized housing inventory. The affordable units will be marketed, sold and rented to eligible households whose annual income may not exceed 80% of area median income, adjusted for household size, as determined by the U.S. Department of Housing and Urban Development.

The conditions that must be met prior to final DHCD approval include:

1. A final affirmative fair marketing and lottery plan with related forms shall be submitted that reflects LIP requirements including consistency with the *Comprehensive Permit Guidelines, Section III, Affirmative Fair Housing Marketing Plans*;
2. Any changes to the application it has just reviewed and approved, including but not limited to alternations in unit mix, sales price, rents, development team, unit design, site plan and financial pro forma reflecting land value, must be approved by DHCD;
3. The project must be organized and operated so as not to violate the state anti-discrimination statute (M.G.L. c151B) or the Federal Fair Housing statute (42 U.S.C. s.3601 et seq.). No restriction on occupancy may be imposed on the affordable unit (other than those created by state or local health and safety laws regulating the number of occupants in dwelling units);
4. The Town shall submit to DHCD the finalized details of the comprehensive permit;

4. The Town shall submit to DHCD the finalized details of the comprehensive permit;

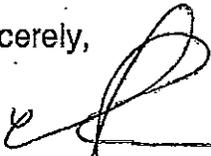
As the School View Cottages project nears completion of construction, DHCD staff may visit the site to ensure that the development meets program guidelines.

When the units have received Certificates of Occupancy, the developer must submit to both DHCD and to the Town of Nantucket a project cost examination for the comprehensive permit project.

This letter shall expire two years from this date or on September 3, 2017 unless a comprehensive permit has been issued.

We congratulate the Town of Nantucket and the project sponsor on their efforts to work together to increase the Town's supply of affordable housing. If you have any questions as you proceed with the project, please call Alana Murphy at 617-573-1301.

Sincerely,



Catherine Racer
Associate Director

cc: Andrew Vorce, Director of Planning
C. Elizabeth Gibson, Town Manager
Edward Toole, Zoning Board of Appeals
Linda Williams, Chairman, Affordable Housing Trust Fund
Roberta Rubin, Office of the Chief Counsel, DHCD

Enc.

RESPONSIBILITY FOR COST CERTIFICATION:

By your signature below, Housing Nantucket, acknowledges and accepts this approval letter, including the obligation under law to provide the Department of Housing and Community Development and the Town of Nantucket with a project cost examination.

Signature: *AKuszyka*

Name Anne Kuszyka, (print):

Executive Director

Date: September 8, 2015.

Upon receipt, please make copy of this letter and return a signed copy to Division of Housing Development, Department of Housing and Community Development, 100 Cambridge Street, Boston, MA 02114 ATTN: Local Initiative Program

School View Cottages, Nantucket, Massachusetts

LOCAL INITIATIVE PROGRAM – COMPREHENSIVE PERMIT

Sponsor:
Housing Nantucket
75 Old South Rd.
PO Box 3149
Nantucket, MA 02584

Project Addresses:
7 Surfside Rd.
Nantucket, MA 02584

This project will provide rental opportunities according to the following breakdown:

Type of Unit	# Units	# Bdrms	# Baths	Gross SF	Condo Fee	Rent
Market Units	3	2- 2 BR 1-1 BR	1 1	768 576		\$2,245 \$1,995 (utilities included)
L.I.P. Units	1	1	1	576		\$1,595 (utilities included)
Total Units	4					



Bk: 1467 Pg: 6 Page: 1 of 3
Doc: DD 01/08/2015 03:10 PM

QUITCLAIM DEED

7 Surfside Road, Nantucket, Massachusetts

Linda Williams, Kara Buzanoski, Tobias Glidden and Brian Sullivan, Trustees of the Town of Nantucket Affordable Housing Trust Fund, a municipal affordable housing trust created pursuant to G.L. c. 44, Section 55C, under a Declaration of Trust dated February 8, 20120 and recorded with the Nantucket County Registry of Deeds in Book 1221, Page 20 as amended by First Amendment to Town of Nantucket Affordable Housing Trust Fund dated September 25, 2014, recorded with said Deeds in Book 1452, Page 272 having an address of 16 Broad Street, Nantucket, Massachusetts, (the "Grantor"), in consideration of One Dollar (\$1.00) paid, and in consideration of the covenants created by Grantee's acceptance of this deed upon the conditions set forth herein, hereby grants to **NHA Properties, Inc.** (the "Grantee"), a Massachusetts non-profit corporation having a principal place of business at 75 Old South Road, Nantucket Massachusetts, with QUITCLAIM COVENANTS, a certain parcel of land in that part of Nantucket, Massachusetts known as Surfside Road (formerly Atlantic Avenue) bounded and described as follows:

Beginning at a cement bound on the westerly side of Surfside Road (formerly Atlantic Avenue) one hundred feet south from the corner of Vesper Lane: thence

SOUTHERLY one hundred fifty (150) in the line of Surfside Road to a pipe bound; thence;

WESTERLY at an angle of ninety (90) degrees, ninety (90) feet to a pipe bound; thence

NORTHERLY at an angle of ninety (90) degrees, one hundred fifty (150) feet to a cement bound; thence

EASTERLY at an angle of ninety (90) degrees, ninety (90) feet to the point of beginning.

The Grantor conveys the Premises to the Grantee to be held in trust forever by the Grantee and its successors and assigns upon the restriction that the Premises shall be used solely for housing for Nantucket households that earn less than one hundred (100%) percent of the median income in perpetuity ("Affordable Housing Purposes).

Furthermore, but not in derogation of the charitable trust imposed upon the Grantee and even if such trust shall be determined to be unenforceable upon *cy pres* petition or otherwise, the Premises hereby granted to the Grantee is subject to a permanent restriction hereby reserved to and held by the Grantor, forever restricting the Premises to Affordable Housing Purposes. This restriction shall run with the title to the Premises.

By accepting and recording this Quitclaim Deed, the Grantee expressly agrees to accept the Premises in trust forever in accordance with the terms of this Deed. This affordable housing restriction, if not enforceable in perpetuity under any provision of law, shall nevertheless be enforceable for a term of 200 years from the date hereof, and all of the agreements, restrictions, rights and covenants contained herein shall be deemed to be "other restrictions held by any governmental body," pursuant to G.L. c. 184, §26, such that the restriction contained herein shall be enforceable for the term of 200 years and not be limited in duration by any contrary rule or operation of law. Nevertheless, if recording of a notice is ever needed to extend the time period for enforceability of this restriction, the Grantee hereby appoints the Grantor as its agent and attorney in fact to execute and record such notice and further agrees that the Grantee shall execute and record such notice upon request.

The undersigned certifies that there has been full compliance with the provisions of G. L. c. 44 §63A.

No deed stamp taxes are due on this conveyance pursuant to G.L. c. 64D, §1.

For Grantor's title see Deed recorded with said Deeds in Book 1242, Page 283.

[signature page follows]

EXECUTED under seal this 5th day of January, ~~2014~~ 2015.

TOWN OF NANTUCKET AFFORDABLE HOUSING TRUST FUND

[Signature]
Linda Williams, Trustee

[Signature]
Kara Buzanoski, Trustee

[Signature]
Tobias Glidden, Trustee

[Signature]
Brian Sullivan, Trustee

COMMONWEALTH OF MASSACHUSETTS

Nantucket, ss

On this 5th day of January, ~~2014~~ 2015, before me, the undersigned Notary Public, personally appeared Linda Williams, Kara Buzanoski, Tobias Glidden, and Brian Sullivan, proved to me through satisfactory evidence of identification, which was personal knowledge of the undersigned, to be the persons whose names are signed on the preceding or attachment document, and acknowledged to me and acknowledged to me that they signed it voluntarily for its stated purpose as Trustees of the Nantucket Affordable Housing Trust, as aforesaid.

512290/19710/0001

[Signature]

Notary Public:

My Commission Expires:



LYNELL D. VOLLANS
Notary Public
Commonwealth of Massachusetts
My Commission Expires
December 28, 2018

NANTUCKET COUNTY Received & Recorded
Attest: Jennifer H. Ferris, Notary Public, State of Deeds

NANTUCKET LAND BANK CERTIFICATE	
<input type="checkbox"/> Paid \$	
<input checked="" type="checkbox"/> Exempt A	
<input type="checkbox"/> Non-applicable	
No. <u>35948</u>	Date <u>1/6/15</u>
Authorization <u>[Signature]</u>	

LOCAL NEED

While the Town of Nantucket has made strides in increasing its percentage of affordable housing over the last decade, the Town is still below the ten percent (10%) threshold for low and moderate-income housing, which is required by M.G.L. Chapter 40B of each of the cities and towns of the Commonwealth. Specifically, according to the Chapter 40B Subsidized Housing Inventory prepared by DHCD, as of December 5, 2014, there were 4,896 year-round housing units in Nantucket, of which 121 or 2.5% qualify as "low or moderate-income housing" pursuant to M.G.L. Chapter 40B. (A copy of this inventory is enclosed herein.) Each of the four dwelling units proposed for 7 Surfside Road will be permanently protected as affordable,² will count towards the Town's inventory of affordable housing and will assist in providing quality affordable housing to income-eligible tenants in Nantucket.

In an effort to ensure that this development is compatible with the community, Housing Nantucket has incorporated into this plan feedback that it has received from various Town officials as it developed its Local Initiative Program application for DHCD. Further, Housing Nantucket has reached out to the 7 Surfside Road abutters, in an attempt to explain in more details its plans for this site and to elicit feedback regarding further changes that might be incorporated into its final plan of development.

²One of the units will meet DHCD's definition of "affordability", by virtue of being rented to a household with an income of less than 80% of the area median income, while three of the units will meet Nantucket's definition of "affordability", by virtue of being rented to a household with an income of less than 100% of the area median income.

Exhibit A

Town and County of Nantucket Board of Selectmen • County Commissioners

Rick Atherton, Chairman
Robert R. DeCosta
Matt Fee
Tobias Glidden
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C. Elizabeth Gibson
Town & County Manager

December 17, 2014

Local Initiative Program
Department of Housing & Community Development (DHCD)
100 Cambridge Street, Suite 300
Boston, MA 02114
Attn: Toni Coyne Hall, Director of Local Initiative Program

Dear Ms. Hall,

As part of Housing Nantucket's application to DHCD's Local Initiative Program, I write to you today to express community support for Housing Nantucket's plan to develop four affordable rental units at 7 Surfside Road on Nantucket.

This property was initially acquired by the Affordable Housing Trust Fund of Nantucket (AHTF) in August 2010. The AHTF used Community Preservation Act funding to purchase the property on the open market. This property is particularly attractive for community housing based on its central location across from the public school. The AHTF vetted a variety of plans including the increasing the density of the site with multiple units. Ultimately, it was decided to hand-off the site's development and management, and in June 2014, the AHTF issued a Request for Proposals for the acquisition and continued management of the site for affordable housing purposes. Housing Nantucket, which is an established local non-profit, responded and was awarded the parcel.

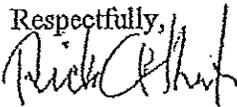
The site of the proposed project is 7 Surfside Road (Tax Map: 55 Parcel: 254). This lot is a .32 acre parcel (approximately 13,000 square feet) in the Commercial Neighborhood (CN) zone. This is a developed property with an existing single story, one bedroom dwelling on it. In their application to you, Housing Nantucket proposes to develop this property with a total of four dwelling units, defining a pocket neighborhood of free standing cottages. The units will be created primarily through Housing Nantucket's House Recycling Program in which private individuals donate unwanted but structurally sound dwellings. Housing Nantucket relocates the homes, rehabilitates them, and rents them to the year-round community. Once the units are occupied, they become part of Housing Nantucket's Affordable Rental Program, where established procedures are in place to provide quality housing for low and moderate income residents at scattered locations.

Community support for this project is evident in several ways. First, Community Preservation Act funding was approved to purchase the property in 2010. When the AHTF disposed of the property in 2014, Housing Nantucket's proposal was selected as the best fit for the site. The parcel is appraised at \$314,000, but AHTF will transfer the property to Housing Nantucket for one dollar, which further supports Housing Nantucket's efforts. Housing Nantucket has made a request to receive Community Preservation Act funding in fiscal year 2016 for this project, and although the funding is not officially committed until July 2015, the Community Preservation Committee will recommend this proposal at Nantucket's Annual Town Meeting in April 2015.

Moreover, Housing Nantucket's development team has demonstrated a willingness to proactively address community concerns. Housing Nantucket initially intended to develop the site as per zoning guidelines with a maximum of two dwellings. After listening suggestions from the community to maximize the capabilities of the lot, Housing Nantucket is pursuing this LIP permit to increase dwelling units on the site to four. There is also a protected tree on the parcel, which Housing Nantucket has taken special care to accommodate in the site design.

In conclusion, the shortfall of moderately priced housing is identified as a critical issue facing the Nantucket community year after year. Housing Nantucket's mission is to create affordable housing opportunities for island residents, and the Town of Nantucket supports their efforts. I hope you will look favorably on Housing Nantucket's application to develop 7 Surfside Road with four rental housing units, creating much-needed permanently affordable housing opportunities for the community.

Respectfully,



Rick Atherton
Chairman, Board of Selectmen

Exhibit B

AFFORABLE HOUSING TRUST FUND OF NANTUCKET

2 Fairgrounds Road
Nantucket, MA 02554
508-325-4150

May 21, 2015

Local Initiative Program
Department of Housing & Community Development (DHCD)
100 Cambridge Street, Suite 300
Boston, MA 02114
Attn: Toni Coyne Hall, Director of Local Initiative Program

Re: Support for LIP Development at 7 Surfside Road on Nantucket

Dear Ms. Hall,

As part of the comprehensive permit application process for a Local Initiative Program, I would like to express full support of Housing Nantucket's plan to develop four (4) community rental units at 7 Surfside Road on Nantucket. The proposed project site is situated at 7 Surfside Road (Tax Map: 55 Parcel: 254), a 0.32 acre parcel (approximately 13,000 square feet) in the Commercial Neighborhood (CN) zone.

The Affordable Housing Trust Fund of Nantucket ("AHTF") vetted a variety of development plans and ultimately determined increased density with stand-alone multiple single-family cottages was most appropriate. Housing Nantucket, an established local 501C3 non-profit dedicated to creating affordable housing through a myriad of solutions, was selected to acquire, develop, and manage the site.

The AHTF acquired the 7 Surfside Road site in August 2010 using a grant from the Community Preservation Committee ("CPC"). The property is particularly attractive for community housing based on its central location in a mixed-use neighborhood, across from the schools, on the bus route and bike path, serviced by water and sewer and within walking distance of the primary shopping district for the island.

This is a developed property with an existing single-story, one-bedroom dwelling on it. In their application to you, Housing Nantucket proposes to develop this property with a total of four (4) dwelling units, defining a pocket neighborhood of free standing cottages. The units will be created primarily through Housing Nantucket's "House Recycling Program" in which private individuals donate unwanted but structurally sound dwellings. Housing Nantucket relocates the homes, rehabilitates them, and rents them to the year-round community. Once the units are occupied, they become part of Housing Nantucket's Affordable Rental Program, where established procedures are in place to provide quality housing for low and moderate income residents at scattered site locations.

There has been strong community support for this project with a number of entities having contributed towards its success. First, the CPC approved funding for the AHTF's purchase of the property in 2010. The AHTF facilitated the LIP's site design, then transferred the property to Housing Nantucket to develop. CPC funding will again play a significant role, as the Community Preservation Committee endorsed Housing Nantucket's request and Town meeting voters approved an additional expenditure for Fiscal Year 2016 to implement the plan.

Additionally, Housing Nantucket's development team has demonstrated a willingness to proactively address community concerns. Housing Nantucket initially intended to develop the site with a maximum of two (2) dwellings. After hearing various suggestions on how to maximize the build-out of the lot, Housing Nantucket decided to pursue this LIP permit to increase the number of dwelling units on the site to four (4). There is also a protected tulip tree on the parcel, which Housing Nantucket has taken special care to accommodate in the site design.

In conclusion, the Nantucket Community has identified the shortfall of moderately priced housing for the year-round working class population as a critical need repeatedly. Housing Nantucket's mission is to create affordable housing opportunities for island residents, and the AHTF supports these efforts. I hope you will look favorably on Housing Nantucket's application to develop 7 Surfside Road with four (4) rental housing units, creating much-needed permanently affordable housing opportunities for the community.

Respectfully,



Linda F. Williams
Chairman, Affordable Housing Trust Fund
Chairman, Historic District Commission
Vice-chair, Planning Board
Vice-chair, Housing Authority
Vice-chair, Community Preservation Committee

Department of Housing and Community Development
 Chapter 40B Subsidized Housing Inventory (SHI)
 as of December 5, 2014

Community	2010 Census Year Round Housing Units	Total Development Units	SHI Units	%
Abington	6,364	511	478	7.5%
Acton	8,475	1,107	551	6.5%
Acushnet	4,097	133	103	2.5%
Adams	4,337	321	321	7.4%
Agawam	12,090	499	467	3.9%
Alford	231	0	0	0.0%
Amesbury	7,041	869	505	7.2%
Amherst	9,621	1,081	1,034	10.7%
Andover	12,324	1,428	1,145	9.3%
Aquinnah	158	41	41	25.9%
Arlington	19,881	1,429	1,121	5.6%
Ashburnham	2,272	147	32	1.4%
Ashby	1,150	0	0	0.0%
Ashfield	793	2	2	0.3%
Ashland	6,581	346	241	3.7%
Athol	5,148	247	247	4.8%
Attleboro	17,978	1,177	1,177	6.5%
Auburn	6,808	242	242	3.6%
Avon	1,763	74	74	4.2%
Ayer	3,440	456	290	8.4%
Barnstable	20,550	1,832	1,373	6.7%
Barre	2,164	83	83	3.8%
Becket	838	0	0	0.0%
Bedford	5,322	1,087	902	16.9%
Belchertown	5,771	398	372	6.4%
Bellingham	6,341	702	537	8.5%
Belmont	10,117	392	380	3.8%
Berkley	2,169	139	24	1.1%
Berlin	1,183	222	65	5.5%
Bernardston	930	24	24	2.6%
Beverly	16,522	2,142	1,946	11.8%
Billerica	14,442	1,487	857	5.9%
Blackstone	3,606	165	123	3.4%
Blandford	516	1	1	0.2%
Bolton	1,729	192	64	3.7%
Boston	269,482	52,453	49,324	18.3%
Bourne	8,584	1,227	596	6.9%
Boxborough	2,062	327	24	1.2%
Boxford	2,730	64	23	0.8%

Boylston	1,765	26	24	1.4%
Braintree	14,260	1,636	1,098	7.7%
Brewster	4,803	293	246	5.1%
Bridgewater	8,288	579	524	6.3%
Brimfield	1,491	80	80	5.4%
Brockton	35,514	4,485	4,485	12.6%
Brookfield	1,452	47	41	2.8%
Brookline	26,201	2,634	2,111	8.1%
Buckland	866	3	3	0.3%
Burlington	9,627	1,395	993	10.3%
Cambridge	46,690	7,174	7,084	15.2%
Canton	8,710	1,180	1,075	12.3%
Carlisle	1,740	52	46	2.6%
Carver	4,514	146	146	3.2%
Charlemont	615	3	3	0.5%
Charlton	4,774	83	83	1.7%
Chatham	3,460	176	170	4.9%
Chelmsford	13,741	1,545	1,169	8.5%
Chelsea	12,592	2,130	2,125	16.9%
Cheshire	1,481	0	0	0.0%
Chester	585	22	22	3.8%
Chesterfield	524	17	17	3.2%
Chicopee	25,074	2,588	2,551	10.2%
Chilmark	418	3	3	0.7%
Clarksburg	706	8	8	1.1%
Clinton	6,375	549	549	8.6%
Cohasset	2,898	325	311	10.7%
Colrain	731	0	0	0.0%
Concord	6,852	766	710	10.4%
Conway	803	0	0	0.0%
Cummington	426	16	16	3.8%
Dalton	2,860	158	158	5.5%
Danvers	11,071	1,472	1,109	10.0%
Dartmouth	11,775	959	929	7.9%
Dedham	10,115	1,152	1,107	10.9%
Deerfield	2,154	33	33	1.5%
Dennis	7,653	349	335	4.4%
Dighton	2,568	417	115	4.5%
Douglas	3,147	183	140	4.4%
Dover	1,950	69	17	0.9%
Dracut	11,318	1,004	719	6.4%
Dudley	4,360	104	104	2.4%
Dunstable	1,085	0	0	0.0%
Duxbury	5,532	441	196	3.5%
East Bridgewater	4,897	230	173	3.5%
East Brookfield	888	0	0	0.0%
East Longmeadow	6,072	504	436	7.2%

Eastham	2,632	59	50	1.9%
Easthampton	7,567	505	449	5.9%
Easton	8,105	629	531	6.6%
Edgartown	1,962	94	89	4.5%
Egremont	596	0	0	0.0%
Erving	778	0	0	0.0%
Essex	1,477	40	40	2.7%
Everett	16,691	1,314	1,314	7.9%
Fairhaven	7,003	473	473	6.8%
Fall River	42,650	4,927	4,831	11.3%
Falmouth	14,870	1,231	963	6.5%
Fitchburg	17,058	1,656	1,655	9.7%
Florida	335	0	0	0.0%
Foxborough	6,853	621	611	8.9%
Framingham	27,443	2,870	2,870	10.5%
Franklin	11,350	1,543	1,078	9.5%
Freetown	3,263	98	80	2.5%
Gardner	9,064	1,297	1,297	14.3%
Georgetown	3,031	354	354	11.7%
Gill	591	24	24	4.1%
Gloucester	13,270	986	951	7.2%
Goshen	440	6	6	1.4%
Gosnold	41	0	0	0.0%
Grafton	7,160	642	325	4.5%
Granby	2,451	66	66	2.7%
Granville	630	3	3	0.5%
Great Barrington	3,072	316	244	7.9%
Greenfield	8,325	1,160	1,143	13.7%
Groton	3,930	378	212	5.4%
Groveland	2,423	137	80	3.3%
Hadley	2,200	285	285	13.0%
Halifax	2,971	28	28	0.9%
Hamilton	2,783	124	84	3.0%
Hampden	1,941	60	60	3.1%
Hancock	326	0	0	0.0%
Hanover	4,832	455	455	9.4%
Hanson	3,572	270	148	4.1%
Hardwick	1,185	22	22	1.9%
Harvard	1,982	279	110	5.5%
Harwich	6,121	333	333	5.4%
Hatfield	1,549	47	47	3.0%
Haverhill	25,557	2,694	2,465	9.6%
Hawley	137	0	0	0.0%
Heath	334	0	0	0.0%
Hingham	8,841	2,161	561	6.3%
Hinsdale	918	0	0	0.0%
Holbrook	4,262	439	439	10.3%

Holden	6,624	507	393	5.9%
Holland	1,051	19	19	1.8%
Holliston	5,077	332	225	4.4%
Holyoke	16,320	3,411	3,368	20.6%
Hopedale	2,278	108	108	4.7%
Hopkinton	5,087	558	439	8.6%
Hubbardston	1,627	49	49	3.0%
Hudson	7,962	1,089	918	11.5%
Hull	4,964	93	93	1.9%
Huntington	919	47	47	5.1%
Ipswich	5,735	520	494	8.6%
Kingston	4,881	356	179	3.7%
Lakeville	3,852	572	256	6.6%
Lancaster	2,544	207	124	4.9%
Lanesborough	1,365	28	28	2.1%
Lawrence	27,092	3,926	3,907	14.4%
Lee	2,702	173	176	6.5%
Leicester	4,231	163	163	3.9%
Lenox	2,473	178	178	7.2%
Leominster	17,805	1,479	1,442	8.1%
Leverett	792	2	2	0.3%
Lexington	11,946	1,510	1,329	11.1%
Leyden	300	0	0	0.0%
Lincoln	2,153	310	238	11.2%
Littleton	3,443	643	431	12.5%
Longmeadow	5,874	267	267	4.5%
Lowell	41,308	5,250	5,215	12.6%
Ludlow	8,337	187	187	2.2%
Lunenburg	4,037	164	164	4.1%
Lynn	35,701	4,452	4,451	12.5%
Lynnfield	4,319	704	491	11.4%
Malden	25,122	2,628	2,562	10.2%
Manchester	2,275	122	110	4.8%
Mansfield	8,725	1,042	946	10.8%
Marblehead	8,528	399	333	3.9%
Marion	2,014	204	155	7.7%
Marlborough	16,347	1,728	1,660	10.2%
Marshfield	9,852	753	550	5.6%
Mashpee	6,473	314	298	4.6%
Mattapoissett	2,626	71	71	2.7%
Maynard	4,430	387	369	8.3%
Medfield	4,220	209	191	4.5%
Medford	23,968	1,685	1,647	6.9%
Medway	4,603	285	233	5.1%
Melrose	11,714	1,209	892	7.6%
Mendon	2,072	77	40	1.9%
Merrimac	2,527	397	141	5.6%

Methuen	18,268	1,938	1,649	9.0%
Middleborough	8,921	928	509	5.7%
Middlefield	230	4	4	1.7%
Middleton	3,011	173	151	5.0%
Milford	11,379	980	718	6.3%
Millbury	5,592	244	221	4.0%
Millis	3,148	184	121	3.8%
Millville	1,157	26	26	2.2%
Milton	9,641	733	477	4.9%
Monroe	64	0	0	0.0%
Monson	3,406	152	152	4.5%
Montague	3,926	423	391	10.0%
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	1,672	1,442	10.3%
Needham	11,047	969	838	7.6%
New Ashford	104	0	0	0.0%
New Bedford	42,816	5,155	5,124	12.0%
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	720	606	7.6%
Newton	32,346	2,515	2,438	7.5%
Norfolk	3,112	144	111	3.6%
North Adams	6,681	886	880	13.2%
North Andover	10,902	1,393	932	8.5%
North Attleborough	11,553	308	296	2.6%
North Brookfield	2,014	142	142	7.1%
North Reading	5,597	645	533	9.5%
Northampton	12,604	1,586	1,521	12.1%
Northborough	5,297	718	605	11.4%
Northbridge	6,144	470	455	7.4%
Northfield	1,290	27	27	2.1%
Norton	6,707	898	588	8.8%
Norwell	3,652	426	271	7.4%
Norwood	12,441	992	980	7.9%
Oak Bluffs	2,138	158	146	6.8%
Oakham	702	0	0	0.0%
Orange	3,461	431	431	12.5%
Orleans	3,290	337	307	9.3%
Otis	763	0	0	0.0%
Oxford	5,520	404	404	7.3%
Palmer	5,495	329	284	5.2%

Paxton	1,590	62	62	3.9%
Peabody	22,135	2,146	2,031	9.2%
Pelham	564	4	4	0.7%
Pembroke	6,477	807	625	9.6%
Pepperell	4,335	197	129	3.0%
Peru	354	0	0	0.0%
Petersham	525	0	0	0.0%
Phillipston	658	11	11	1.7%
Pittsfield	21,031	2,078	1,957	9.3%
Plainfield	283	0	0	0.0%
Plainville	3,459	209	175	5.1%
Plymouth	22,285	840	692	3.1%
Plympton	1,039	63	51	4.9%
Princeton	1,324	21	21	1.6%
Provincetown	2,122	210	169	8.0%
Quincy	42,547	4,077	4,077	9.6%
Randolph	11,980	1,279	1,279	10.7%
Raynham	5,052	604	489	9.7%
Reading	9,584	1,137	742	7.7%
Rehoboth	4,252	95	23	0.5%
Revere	21,956	1,769	1,759	8.0%
Richmond	706	3	3	0.4%
Rochester	1,865	8	8	0.4%
Rockland	7,030	453	407	5.8%
Rockport	3,460	135	135	3.9%
Rowe	177	0	0	0.0%
Rowley	2,226	179	94	4.2%
Royalston	523	3	3	0.6%
Russell	687	13	13	1.9%
Rutland	2,913	81	81	2.8%
Salem	18,998	2,350	2,348	12.4%
Salisbury	3,842	555	342	8.9%
Sandisfield	401	0	0	0.0%
Sandwich	8,183	566	287	3.5%
Saugus	10,754	825	749	7.0%
Savoy	318	0	0	0.0%
Scituate	7,163	355	310	4.3%
Seekonk	5,272	88	84	1.6%
Sharon	6,413	472	472	7.4%
Sheffield	1,507	30	30	2.0%
Shelburne	893	51	51	5.7%
Sherborn	1,479	41	34	2.3%
Shirley	2,417	60	60	2.5%
Shrewsbury	13,919	957	860	6.2%
Shutesbury	758	2	2	0.3%
Somerset	7,335	271	271	3.7%
Somerville	33,632	3,270	3,258	9.7%

South Hadley	7,091	396	396	5.6%
Southampton	2,310	44	44	1.9%
Southborough	3,433	610	286	8.3%
Southbridge	7,517	490	490	6.5%
Southwick	3,852	177	173	4.5%
Spencer	5,137	268	267	5.2%
Springfield	61,556	10,247	9,970	16.2%
Sterling	2,918	269	68	2.3%
Stockbridge	1,051	111	111	10.6%
Stoneham	9,399	501	495	5.3%
Stoughton	10,742	1,535	1,207	11.2%
Stow	2,500	331	179	7.2%
Sturbridge	3,759	260	209	5.6%
Sudbury	5,921	575	354	6.0%
Sunderland	1,718	8	8	0.5%
Sutton	3,324	176	42	1.3%
Swampscott	5,795	218	212	3.7%
Swansea	6,290	247	236	3.8%
Taunton	23,844	1,844	1,650	6.9%
Templeton	3,014	476	198	6.6%
Tewksbury	10,803	1,306	1,037	9.6%
Tisbury	1,965	123	109	5.5%
Tolland	222	0	0	0.0%
Topsfield	2,157	164	146	6.8%
Townsend	3,356	214	150	4.5%
Truro	1,090	27	27	2.5%
Tyngsborough	4,166	638	340	8.2%
Tyringham	149	0	0	0.0%
Upton	2,820	223	178	6.3%
Uxbridge	5,284	427	257	4.9%
Wakefield	10,459	1,059	694	6.6%
Wales	772	55	55	7.1%
Walpole	8,984	470	470	5.2%
Waltham	24,805	2,253	1,785	7.2%
Ware	4,539	425	425	9.4%
Wareham	9,880	889	759	7.7%
Warren	2,202	108	108	4.9%
Warwick	363	0	0	0.0%
Washington	235	0	0	0.0%
Watertown	15,521	1,219	1,000	6.4%
Wayland	4,957	362	200	4.0%
Webster	7,788	666	666	8.6%
Wellesley	9,090	597	561	6.2%
Wellfleet	1,550	34	34	2.2%
Wendell	419	5	5	1.2%
Wenham	1,404	190	122	8.7%
West Boylston	2,729	429	136	5.0%

West Bridgewater	2,658	173	119	4.5%
West Brookfield	1,578	57	57	3.6%
West Newbury	1,558	86	34	2.2%
West Springfield	12,629	440	440	3.5%
West Stockbridge	645	0	0	0.0%
West Tisbury	1,253	38	23	1.8%
Westborough	7,304	718	668	9.1%
Westfield	16,001	1,138	1,138	7.1%
Westford	7,671	987	575	7.5%
Westhampton	635	10	10	1.6%
Westminster	2,826	274	87	3.1%
Weston	3,952	252	142	3.6%
Westport	6,417	449	222	3.5%
Westwood	5,389	611	493	9.1%
Weymouth	23,337	1,919	1,895	8.1%
Whately	654	2	2	0.3%
Whitman	5,513	218	218	4.0%
Wilbraham	5,442	254	253	4.6%
Williamsburg	1,165	51	51	4.4%
Williamstown	2,805	148	148	5.3%
Wilmington	7,788	1,048	820	10.5%
Winchendon	4,088	345	345	8.4%
Winchester	7,920	199	152	1.9%
Windsor	387	0	0	0.0%
Winthrop	8,253	637	637	7.7%
Woburn	16,237	1,318	1,150	7.1%
Worcester	74,383	9,983	9,971	13.4%
Worthington	553	22	22	4.0%
Wrentham	3,821	269	165	4.3%
Yarmouth	12,037	625	518	4.3%
Totals	2,692,186	282,268	250,863	9.3%

*This data is derived from Information provided to the Department of Housing and Community Development (DHCD) by individual communities and is subject to change as new information is obtained and use restrictions expire.

PROJECT DESCRIPTION

Housing Nantucket proposes to relocate and site four free-standing cottages at 7 Surfside Road (the "Site") for occupancy by households earning less than one hundred percent (100%) of the median income for Nantucket. The relocation and siting of two of these cottages has already been approved by the Zoning Board of Appeals pursuant to a Special Permit issued on July 21, 2015.³ The first cottage, which already existed on the Site, was merely moved to an alternative location on the Site to make it more compatible with the other cottages to be located on the Site and with the abutting property. The second cottage, which contains two bedrooms and a loft will be relocated to the Site as soon as the Building Department issues all the required permits. In this regard, Housing Nantucket expects the relocation to be completed by the end of September, 2015.

Housing Nantucket now requests that the Zoning Board of Appeals issue a Comprehensive Permit for the relocation of two additional units on the Site, consistent with Exhibit B attached to the July 21, 2015 Special Permit. The first of these relocated cottages is expected to be a one-bedroom, 384 Square foot cottage, which is expected to be relocated during the upcoming winter. The second of these relocated cottages has yet to be identified, although as noted earlier, a maximum of seven (7) bedrooms may be located on the Site at the end of this project. A total of eight (8) parking spaces will be provided to accommodate the residents' needs. A "turnaround" will also be provided on the Site to allow cars exiting the Site to approach and enter Surfside Road head-first.

All four cottages will be clustered in a portion of the Site so as to minimize any impact on the abutters and to create a village concept. In this regard, further steps have been taken, or are planned to be taken, to address any possible disruption for the abutters, including the following:

- a temporary steel plate has been installed to protect one abutter's trees from falling during relocation

³To the best of Housing Nantucket's knowledge, no appeal was filed in opposition to the issuance of this Special Permit.

- a temporary berm has been installed to protect the roots of another abutter's trees during relocation; Housing Nantucket is also exploring at this abutter's request the possibility of installing a fence.
- a concrete retaining wall of approximately 40 - 50 feet in length, which will blend in with the existing grade, will be installed to permanently hold an abutter's landscaping in place
- the foundations of each of the four cottages will be pitched so as to angle groundwater away from the abutters' property
- a gravel parking lot and driveway will be installed to take advantage of the natural drainage into the soil and to minimize any impervious surfaces

The Site is located less than one mile from the center of downtown Nantucket, a major commercial and transportation center for the island. Retail and service commercial uses (banks, post office, grocery store, pharmacy, restaurants, etc.) are all within a short walking distance of the site.

Residential development of 7 Surfside Road further enhances the Commonwealth's public policy favoring higher density residential development, consistent with the Commonwealth's "smart growth" and "sustainable development" policy.

As noted earlier, the Town of Nantucket has already appropriated \$300,000 in Community Preservation Act funds for the first phase (first two cottages) of this project. Further, Housing Nantucket has been encouraged to seek another \$300,000 in CPA funds from the Town in 2016 for the second phase of this project, if approved by this Board.

DEVELOPMENT TEAM

The owner of 7 Surfside Road is Housing Nantucket. Housing Nantucket's development team is as follows:

1. The Nantucket Community Preservation Committee has provided a \$300,000.00 grant to Housing Nantucket for development of 7 Surfside Road, Nantucket, MA.
2. The Executive Director of Housing Nantucket is Anne Kuszpa.
3. The attorney for this project is Roger Mervis, of Newton, MA.
4. The architect for this project is Ethan Griffin of Chip Webster Architect Group of Nantucket, MA.
5. The site engineer for this project is Gerald Buzinowski of Northborough, MA.
6. The contractor for this project is James Robinson of Nantucket, MA.

SITE CONDITION REPORT

The subject property is located at 7 Surfside Road, Nantucket, MA (the "Site"). The Site contains approximately 13,497 square feet, has 150 feet of frontage on Surfside Road and has a fairly level terrain. The site currently contains one relocated cottage, with another cottage to be relocated and placed on the Site by the end of September, 2015. The property is in the Commercial Neighborhood Zoning District, which has a minimum lot area requirement of 7,500 square feet and a 50 foot minimum frontage requirement.

Conveniently located within easy walking distance to stores and public transit in Nantucket, the site is located in an established residential neighborhood. A bicycle path abuts the property, and walking and cycling are an easy option for residents. Public bus stops are nearby and the bus runs during the summer season. Limited on-site parking will be provided.

The site is bounded on the north by a residential parcel with a single family home and garage, on the northwest by a residential parcel with two single family homes, on the west by a residential parcel with a single family home, on the south by a residential parcel with two single family homes, and across Surfside Road, on the east by Nantucket High School.

The site is serviced by Town water and sewer, electric, and cable. Storm water drains are located on Surfside Road.

LIST OF REQUESTED WAIVERS AND EXEMPTIONS

The goal of a Comprehensive Permit review is to provide affordable housing while realizing appropriate levels of compliance with local regulations. Not all requirements have to be met. The Zoning Board of Appeals is empowered to waive local requirements in its balancing of "local needs." In designing the development, the Applicant has taken into consideration and tried to balance the multiple zoning, planning, historic, health, and other issues and regulations. As a result, certain waivers are being requested from these regulations. These are waivers, not variances. Traditional zoning variance criteria do not apply under Chapter 40B. For example, the Applicant does not have to show and the Board does not have to find that there is a hardship based on the soil, shape or topography of the land.

The waivers are being requested because without them, the goals of the development would not be met and the proposal would become uneconomic. The Applicant seeks waivers from the following local requirements and regulations:

A. Nantucket Zoning By-law:

1. Section 139-12(B)(2)(s) and (B)(3)(a)

To waive any requirement of a referral to the Nantucket Water Commission.

2. Section 139-16 Intensity Regulations

To permit the relocation/construction of four (4) free standing dwelling units in the CN District, which is otherwise not permitted.

3. Section 139-18 Off-Street Parking Requirements

To waive any applicable requirements concerning the minimum number of parking spaces required.

4. Section 139-20.1 Driveway Access

To waive any requirement of a referral to or approval of the Department of Public Works prior to issuance of a building permit

5. Section 139-26.C.(1) Historic Significance

To waive any requirement of a referral to the Nantucket Historic District Commission for issuance of a Certificate of Appropriateness

6. Section 139-26.C.(2) Sewer Connection

To waive any requirement of a referral to the Department of Public Works for issuance of a sewer permit

7. Section 139-26.A.(3) and B.(2) Historic District Commission

To waive any requirement that the Nantucket Historic District Commission issue an appropriate Certificate

8. Section 139-33.A. Pre-Existing Nonconforming Uses, Structures and Lots

To waive any requirement for approval of extension, alterations or changes in preexisting, nonconforming structures or uses, in accordance with the existing Special Permit that granted relief to expand a pre-existing nonconforming residential use in the CN District.

B. Department of Public Works:

1. To waive any requirement for a curb cut permit from the Town of Nantucket.

2. To waive any requirement for a sewer permit.

C. Historic District Commission:

1. To waive any requirement for certificates from the Commission

D. Other Waivers

To waive or otherwise exempt any and all other local rules, regulations and/or requirements not specifically requested

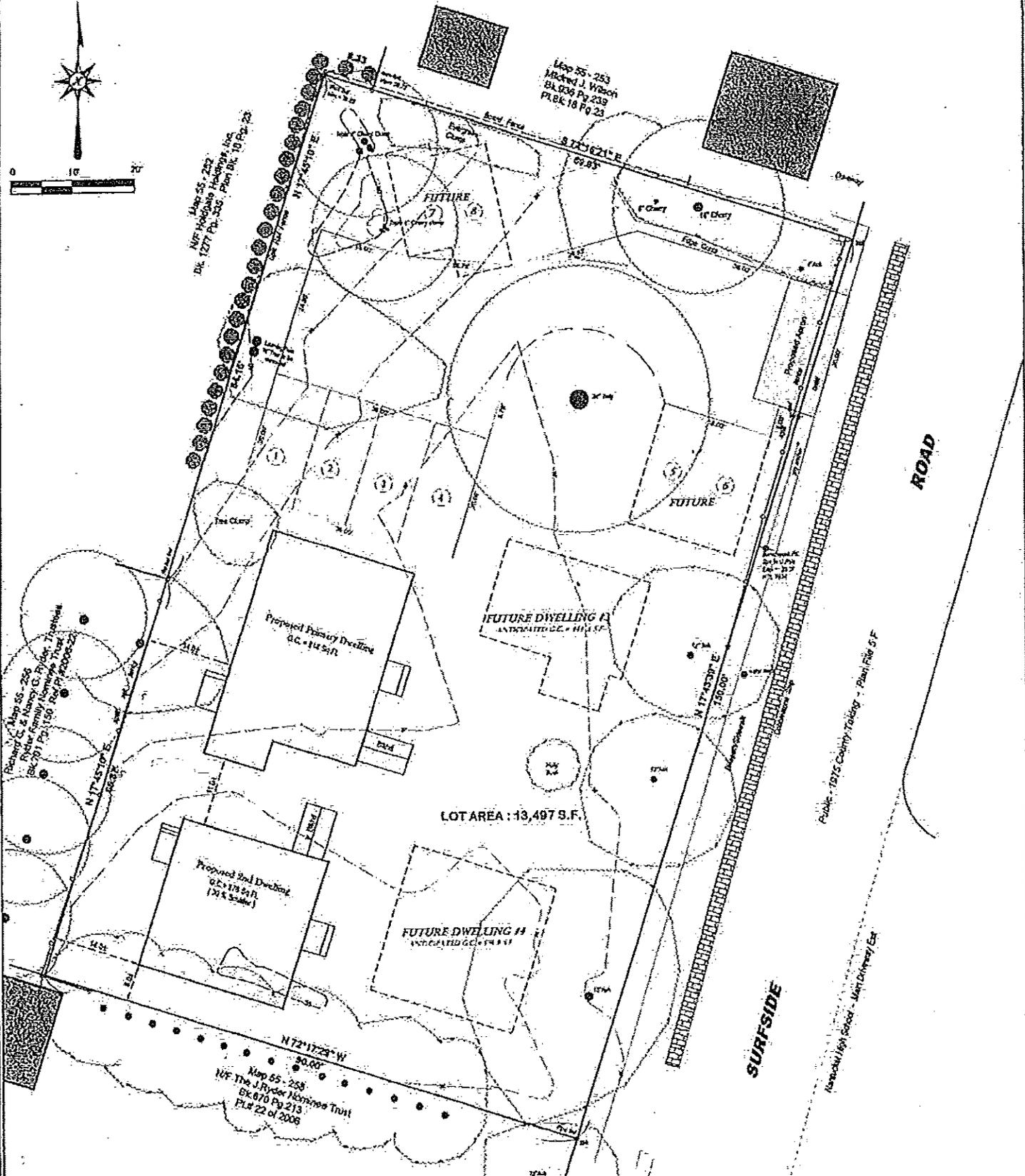
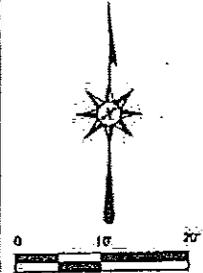
herein to the extent necessary to complete the project described in this application.

E. Building Permit Fees

To waive the building permit and other fees, including but not limited to plumbing and electrical, associated with the relocation, siting and/or construction of these affordable housing units.

F. Street Opening/Municipal Utility/Curb Cut and Other Fees

To waive municipal fees associated with the relocation, siting and/or construction of these affordable housing units, including, but not limited to, the filing fee tendered by Housing Nantucket to the Zoning Board of Appeals, related to this Chapter 40B application.

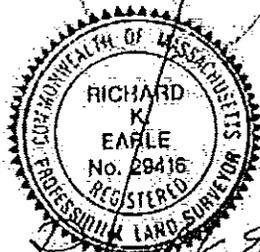


**EXHIBIT PLAN SHOWING
ANTICIPATED FUTURE DEVELOPEMENT
AT
#7 SURFSIDE ROAD, NANTUCKET, MA.**

Scale: 1 in. = 10 ft. June 25, 2015

Prepared For: RPA Properties, Inc.
Assessor's Map 55-254
Deed Ref. Bk. 1467 Pg. 6
Ref. Plan Bk. 13 Pg. 65

Earle & Sullivan, P.C. - Professional Land Surveyors
1 George Way, Nantucket, MA 02554
603-333-4474



Richard K. Earle

Zone 12B
MA L.M. Area: 1500 S.F.
Frontage: 155 ft.
Front Setback: 10 ft.
Side/Rear Setback: 5 to 6 ft.
D.C.R. 1425

TRAFFIC

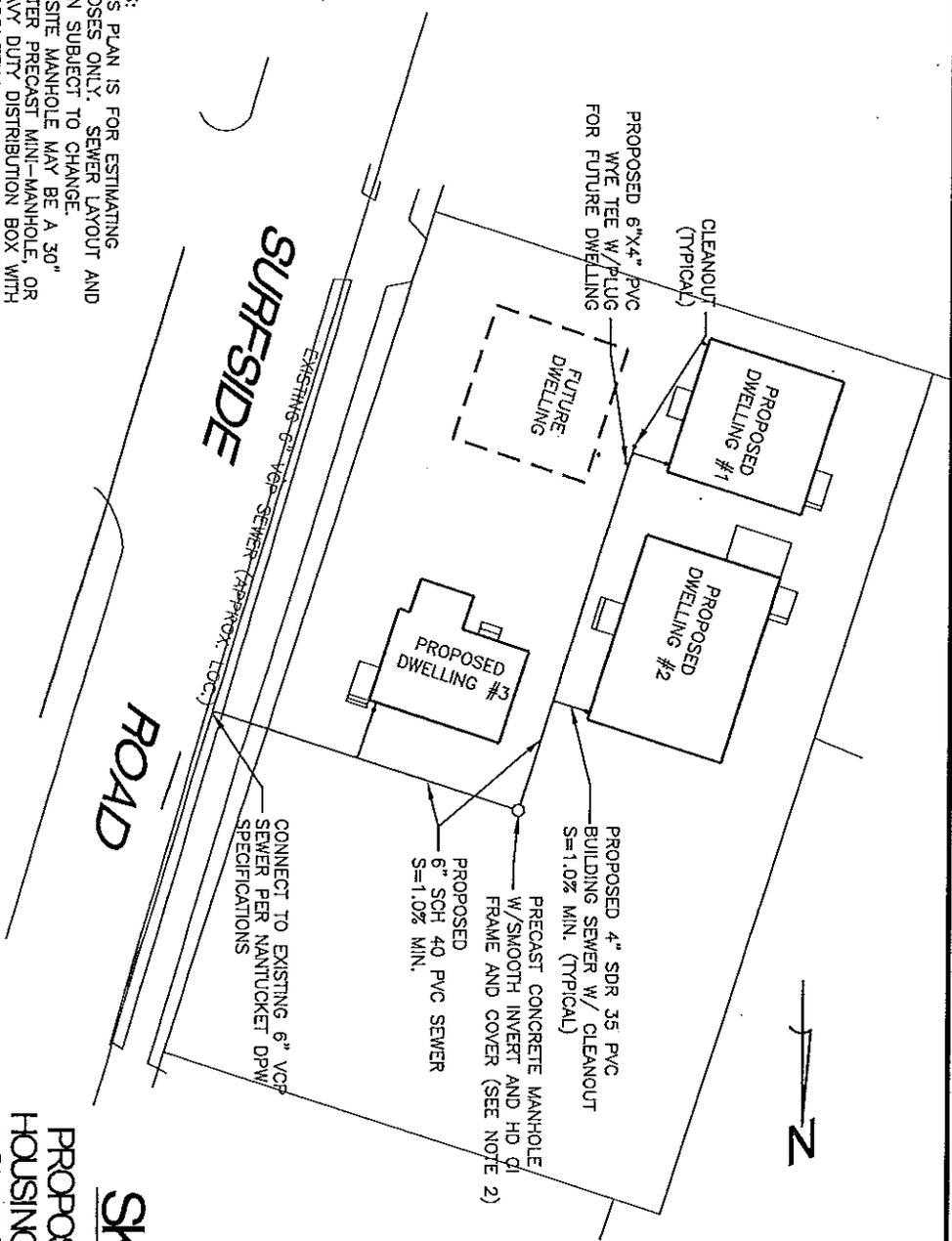
The traffic generation from the proposed four (4) units⁴ on the Site will represent a minimal increase over existing traffic volumes for morning and evening peak flows and total daily volume. In this regard, there will be a maximum of seven (7) bedrooms located on the Site. Any increase traffic generated by the Site should not have a significant impact on traffic flow.

Conveniently located within easy walking distance to stores and public transit in Nantucket, the Site is located in an established residential neighborhood. A bicycle path abuts the Site, and walking and cycling are an easy option for residents. Public bus stops are nearby, which bus runs during the summer season. As a result, many of the vehicular trips potentially generated by this proposed development will not be necessary.

As noted earlier, adequate on-site parking will be provided through the provision of eight (8) parking spaces.

⁴One of these units already exists on the Site. The Board has already approved a second cottage to be located on the Site.

- NOTES:
1. THIS PLAN IS FOR ESTIMATING PURPOSES ONLY. SEWER LAYOUT AND DESIGN SUBJECT TO CHANGE.
 2. ONSITE MANHOLE MAY BE A 30" DIAMETER PRECAST MINI-MANHOLE, OR A HEAVY DUTY DISTRIBUTION BOX WITH APPROPRIATELY SIZED AND LOCATED, BOOTED PIPE OPENINGS.



SKETCH PLAN

PROPOSED SEWER CONNECTION
 HOUSING NANTUCKET RESIDENCES
 7 SURFSIDE ROAD, NANTUCKET

PREPARED FOR: HOUSING NANTUCKET
 OLD SOUTH ROAD
 NANTUCKET, MA 02584

PREPARED BY: G.G. BUZANOSKI ASSOCIATES
 SCALE: 1" = 20'
 JUNE 15, 2015