

Dear HDC Members:

As the owners of 117 Eel Point Road (neighbor to 119R), we would like to express our significant concerns regarding the proposed guest house at 119R.

1. **The proposed location is inconsistent with the principles in Building with Nantucket in Mind**, specifically that ancillary structures on waterfront properties should be along the road, which is the “rear” of these lots. Furthermore, ancillary structures should be on the low point of the lot, not on the water side, which is generally higher.
2. **The proposed location is inconsistent with HDC’s Enabling Act**, which provides that structure location should be consistent with what is historically appropriate in the area. Every waterfront lot along this 1.5 mile stretch of Eel Point Road has their ancillary structure on the “rear” of the lot and generally at a lower elevation. Furthermore, this ancillary structure, when viewed in conjunction with the expansive main dwelling, will create a “compound” at 119R that spans the entire width of the property from lot-line to lot-line. This sort of crowded siting is totally inconsistent with the neighborhood, even when viewed solely amongst smaller nearby lots similar in size to 119R.

Thanks for your time and consideration on these important issues.

Sincerely,
The Saligman Family
117 Eel Point Road