

Erika Davidson Mooney
60 Skyline Drive
Nantucket, MA 02554
mooney.erika@gmail.com

July 12, 2024

Select Board/Board of Sewer Commissioners
Attn: Brooke Mohr, Chair
16 Broad Street
Nantucket, MA 02554

Re: July 17 Town Sewer District Map Change Public Hearing Re: Citizen Warrant Articles
13 and 14 of September 17, 2024 Special Town Meeting

Dear Chair Mohr and Select Board Members:

I am the property owner of 60 Skyline Drive. The amendments to the Town Sewer District Map proposed in Articles 13 and 14 would greatly impact the Skyline Drive/Woodland Drive neighborhoods and the area residents' quality of life and I strongly urge you to vote negative recommendations on these articles.

These proposed Town Sewer District Map Changes are companion articles to Articles 11 and 12 which will attempt to change the current LUG-2 (80,000 square feet) and R-20 (20,000 square feet) zoning to R-5 (5,000 square feet). Together these four articles are a package for development. A positive vote on a sewer map change will increase the rate of potential development in this area as municipal water is already available to 13 and 13A Woodland Drive and 44 Skyline Drive. Without the limitations that septic puts on development, the Sponsor of all four of these Articles will be able to max out development on these lots. The Sponsor of Articles 11, 12, 13 and 14 is proposing 40 units on 13 and 13A Woodland Drive alone! (See attached email from Stephen Maury to Jay McConnell and site plan draft.)

I purchased my home on Skyline Drive for various reasons, including the large lot sizes with minimal development and the fact that it was on a private road that serves its residents only. I was looking for privacy, low-density, minimal traffic and quiet. These proposed sewer district map changes (and accompanied subsequent development if approved) are bad for our neighborhood, serving to only to increase the ability of a private developer to max out building in a neighborhood where he has no personal stake. Please vote to not support these articles.

Sincerely,



Erika Davidson Mooney

Cc: Finance Committee



Erika Mooney <mooney.erika@gmail.com>

Fwd: Woodland Drive concept plan

1 message

Jay McConnell <jaymjmt@gmail.com>
To: Erika Mooney <mooney.erika@gmail.com>

Tue, Jun 4, 2024 at 11:47 AM

Hey Erica,

If you wouldn't mind, can you help me get this to all of our neighbors on your email list. I'm not savvy enough to figure out how to get that accomplished.

Thanks,

Jay

Begin forwarded message:

From: Stephen Maury <stephen@maury.net>
Subject: Woodland Drive concept plan
Date: June 4, 2024 at 10:00:10 AM EDT
To: Jaymjmt@gmail.com

Jay,

Please find attached a concept plan for the redevelopment of 13 Woodland Dr. The idea is to create small scale, but freestanding single-family homes with an average of 2 bedrooms per home, for year round occupancy.

I do not have a plan to show you for the Skyline Drive property which is also proposed for rezoning. I don't own that property. I submitted the article on the presumption that I might enter into a purchase agreement for that property. If I do buy the property and if it is rezoned, the development concept would be very similar to this one. Small scale, freestanding homes, and open space. I don't know whether and how the two properties might work together.

I will share updates as I have them and feel free to email or call anytime.

Between now and the September town meeting I will schedule some times for neighbors, and anyone, to meet me and learn about the project, comment and make suggestions. These will be in person and on Zoom so everyone can participate.

In the meantime, I look forward to hearing your feedback.

Thank you
Stephen

 **24_0524_PlotPlan_Park_Flex2.pdf**
4083K



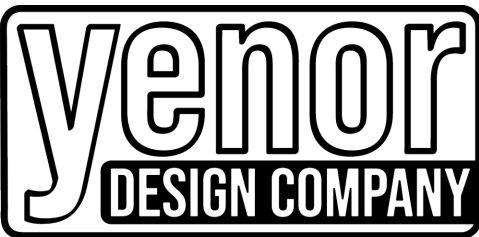
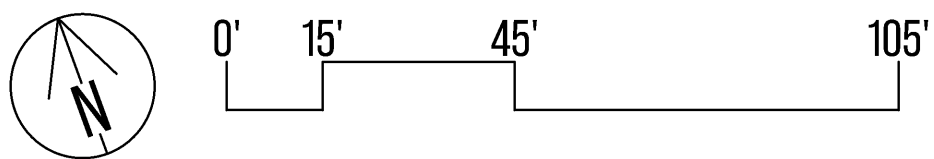
1 MASTER PLAN (COMMUNITY CLUSTERS)
SCALE : 1:30



2 LOCUS MAP

NOTES

- ADDRESS: 13 WOODLAND DR
MAP/PARCEL: 79 / 208
CURRENT ZONING CODE: R20
LOT AREA = 210,047 SQ.FT. ±
UNIT BREAKDOWN
1-BEDROOM - 10 UNITS (25%)
SQUARE FOOTAGE = 480-515 SQ.FT. ±
2-BEDROOM - 20 UNITS (50%)
SQUARE FOOTAGE = 980-1280 SQ.FT. ±
3-BEDROOM - 10 UNITS (25%)
SQUARE FOOTAGE = 1,360 SQ.FT. ±
TOTAL BEDROOMS = 80
TOTAL UNITS = 40
TOTAL PARING SPACES = 100
PARALLEL PARKING - 39
45° PARKING - 39
GUEST/PARK PARKING - 12
PARING RATIO = 1.25 / BEDROOM



PROJECT INFORMATION
ADDRESS:
13 WOODLAND DR
NANTUCKET
MASSACHUSETTS
02554

DATE DRAWN:
MAY 15, 2024
PROJECT:
PROPERTY SUBDIVISION
CLIENT:
STEPHEN MAURY
DESIGNER:
YENOR DESIGN COMPANY
54 OLD SOUTH ROAD
NANTUCKET, MASSACHUSETTS
02554
CONTRACTOR:
MAURY ASSOCIATES
54 OLD SOUTH ROAD
NANTUCKET, MASSACHUSETTS
02554

DRAWING INFORMATION	
SETS ISSUED:	
DATE	NAME
03/14/24	CONCEPT 01
03/19/24	CONCEPT 01 - REVISED
03/28/24	CONCEPT 02
04/19/24	CONCEPT 03
05/24/24	CONCEPT 04 - DRAFT 04
REVISION HISTORY:	
DATE	DESCRIPTION

DRAWING TITLE
MASTER PLAN
SHEET NUMBER
A-0.00
DRAWN BY
REID YENOR

