

**From:** Surfside Association <[surfsideassociationbeach@gmail.com](mailto:surfsideassociationbeach@gmail.com)>

**Sent:** Monday, July 15, 2024 2:14:32 PM

**To:** [plus@nantucket-ma.gov](mailto:plus@nantucket-ma.gov) <[plus@nantucket-ma.gov](mailto:plus@nantucket-ma.gov)>; [mtrudel@nantucket-ma.gov](mailto:mtrudel@nantucket-ma.gov) <[mtrudel@nantucket-ma.gov](mailto:mtrudel@nantucket-ma.gov)>; [wsaad@nantucket-ma.gov](mailto:wsaad@nantucket-ma.gov) <[wsaad@nantucket-ma.gov](mailto:wsaad@nantucket-ma.gov)>; [townadministration@nantucket-ma.gov](mailto:townadministration@nantucket-ma.gov) <[townadministration@nantucket-ma.gov](mailto:townadministration@nantucket-ma.gov)>; [bturbitt@nantucket-ma.gov](mailto:bturbitt@nantucket-ma.gov) <[bturbitt@nantucket-ma.gov](mailto:bturbitt@nantucket-ma.gov)>

**Subject:** Surfside Association opposes Warrant Articles 9, 11, 12, 13 and 14

To: Nantucket Finance Committee

Nantucket Planning Committee

Nantucket Select Board

Membership in the Surfside Association includes over 160 families, located from the airport to South Shore Road. At our Association meeting on July 13, 2024, our membership voted unanimously to oppose Articles 9, 11, 12, 13 and 14 in the Warrant for Tuesday September 17, 2024.

Rather than include a large list of reasons why we made that decision, below you will find the most significant points:

#### Article 9

We support the need for increased housing on the island, but oppose Article 9 because it deserves a full vetting by all town groups involved in the affordable housing sector. We do not believe that all affordable housing needs to meet the 80% of AMI, but we do believe that 240% is a low bar for such increased development rights.

#### Articles 11 and 12

Selective zoning in a generally LUG-2 area will change the nature of the neighborhood. Usually, zoning changes in Surfside have involved all the properties in a specific neighborhood. For that reason we oppose these two articles.

#### Articles 13 and 14

We have been told that the proponents of these two articles have used PFAS issues to support their request for sewer connection. We believe PFAS to be a separate issue that has been remedied by the Town bringing water to the area, alleviating any concerns over drinking, or bathing in, PFAS contaminated the water. Most of the surrounding area is on septic and subject to constraints on construction or development by restrictions on maximum bedrooms. These articles would allow the proponents to develop the properties without regard to bedroom constraints found in areas using septic.

Thank you for your consideration.

Tom Szydowski, President, Surfside Association

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