

January 22, 2024

Dear Jen,

The SHIFT full membership met on Sunday, January 21, 2024 to discuss the towns request to purchase Lots 71,73, and 75 for \$60,000 per lot for the purpose of building Affordable Housing. This request is very complex to our association because we already have 2 youth lots which were given by the original builder, 3 affordable homes and 3 Habitat for Humanity homes on Bailey Park Rd. The Association feels they have certainly done their best to provide housing for those in need.

The discussion was very helpful. Some members were very concerned about the value of their property and the change to the bucolic setting, especially those whose property abuts the lots you want. We have some members who are totally in favor of selling the lots due to the dire need on the island for housing. We need more information. What we are concerned about is that the town has not given us any specifics about the following:

1. What would the proposed houses look like and how many would there be? You have said 9 bedrooms, but what does that mean? We need to see a detailed plan.
2. Where would the access into these houses be? You said off of Great Plains Road, possibly 1<sup>st</sup> Street. But we also feel that you could have the road come in on Lot 209 which the WT town owns and 66 which SHFHT owns. This would serve us better if we could work out the size of the road to accommodate cars turning around and firetrucks.
3. Would the town be willing to give Lots 81 and 83 to SHFHT to protect the SHFHT property of lots 82 and 84?
4. Is the Town willing to give a larger set back between the Affordable housing development and our members that are abutters?
5. Will the town designate this housing for town employees such as Police, Teachers, Firefighters, and town hall workers? We know that Nantucket has done that on property that abuts the school complex. We realize that would mean that WT would have to fully fund this project.
6. The members of SHFHT consider the value of that property (lots 71,73,75) may be more than \$60,000 per lot. We realize the town had the lots appraised, but we feel the offer is far too low. This sale would have a permanent impact on our community.
7. Questions were asked about the kind of septic that would be installed. How would that affect our community? This is also true of the Aquifer, which the MVC told us was the reason they did not want to turn our Stable Lot into a buildable lot. It's not only what these homes are putting into the ground, it's what they are taking out as well.
8. Landscaping of this project is very important to us. It is right next to our Bluebird field which we are in the process of improving by planting more indigenous plants to attract birds.
9. What kind of input would our Association have in planning this project.? Can we have a representative on your planning committee?

As you can see there is a lot to settle before we agree to sell those lots to WT. We have tabled this discussion until our Annual meeting in May 2024. We are hoping that the town can provide us with more information so we can make an educated decision for

our community and the good of the town and island. Please let us know if you can fulfill these requests.

Sincerely,  
SHFHT Board of Trustees  
Madeline Coutts  
Susan Cahill  
Kathy Kinsman  
Matt Gebo  
Nick LaBell