

Surfside Crossing Summary Points

- 3, 5, 7 and 9 Surfside Road which comprise the project site are zoned as Limited General Use 2 (LUG-2) with a minimum lot size of 80,000 square feet (2 acres). The combined acreage of these lots is approximately 13.5 acres. Under local zoning the property could be subdivided into 6 lots each with a primary and a secondary dwelling for a total of approximately 12 housing units.
- Surfside Crossing is proposing a 156 unit development (all as condominium units) with the minimum 25%, or 39 units, to be sold at or below 80% AMI (“affordable” as defined by the state).
- After 18 months of public hearings, the Nantucket Zoning Board of Appeals (ZBA) issued a Comprehensive Permit in June 2019 for a total of 60 dwelling units, a combination of single family dwellings, duplex units and multi-family units.
- Surfside Crossing developers have filed an Environmental Notification Form (ENF) with the Massachusetts Environmental Policy Act (MEPA) office, as is required due to having met several thresholds. These thresholds include: clearing greater than 2 acres of state listed rare and endangered species habitat (the proposal will clear all but 1 ¼ acres of narrow perimeter strips); creating over 5 acres of impervious surface; creating over 1,000 daily vehicle trips combined with creating more than 150 parking spaces at a single location.
- The ENF filing included brand new plans, seen for the first time, for the 156 condominium units in 18 buildings spread across the site. These plans have not been reviewed by any local Boards or Departments for impacts. (Note the original proposal before the ZBA also had 156 units, but not all condos, in a different layout. The new plan is quite different and has had no local review.)
- Following this MEPA filing the Secretary of the Executive Office of Energy and Environmental Affairs (EOEEA) must either issue a “certificate” that they have provided all necessary information needed for state agencies to issue permits, or require the submission of a more thorough Environmental Impact Report (EIR) which we believe they should absolutely be required to file.
- The NLC’s primary concerns, and points raised in our letter include:
 - **The proposed project is too dense for the site.**
 - **The site of the proposed project is a critical open space connection between other protected land in the mid-Island area, and development at the density proposed will have serious negative impacts on the surrounding area.**
 - **A survey must be required of the project site to confirm whether it contains additional rare and endangered species habitat. The NLC has been petitioning for such a site survey for the last two years. It must be done before the property is clear cut.**
 - **There is no meaningful open space included in the plans which is necessary to mitigate for endangered species impacts, preservation of natural habitat and to mitigate impacts to groundwater pollution. (The state is contemplating allowing offsite**

mitigation in an unknown form, either through open space protection elsewhere or possibly by requiring monetary contribution to another project. We want to see on-site mitigation in the form of additional open space protection.)

- o The creation of so much impervious surface and creation of large landscaped is likely to cause runoff and groundwater pollution.
- o This site is located within the public Wellhead Protection District (the area that the Wannacomet well draws from), is upgradient of a number of private drinking water wells, and is also located within the Miacomet Pond watershed. Negative impacts to groundwater onsite will negatively impact some or all of these water resources.
- o The Town has not agreed to the proposed sewer connection plan, in fact they have refused it based on recommendations from the Nantucket Sewer Department and consulting engineers.