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Department of Planning and Natural Resources
Division of Comprehensive and Coastal Zone Planning

To Whom it May Concern:

My name is Ari Goldschneider and I am the owner of 9-3 Glucksberg on St. John, a 1.14 acre parcel located off Gifft Hill Road, across the street from the Gifft Hill School.

My goal in developing 9-3 Glucksberg is to serve the community by adding as much long term housing as possible. There is clearly a housing crisis on island with very few long-term rentals, with a large portion of housing stock having been converted into short term vacation rentals.

My project permitted currently will add 24 studio style rental units to the housing stock. These 24 studios will be housed within two co-living structures that each consist of 12-studio units along with a shared common space of a living room, kitchen, and deck.

Based on discussions with Ms. Leia LaPlace at DPNR, renting these private en-suites out on an individual basis results in the building becoming a "Boarding House" and as such are seeking for "Boarding House" to be added as a permitted use.

I look forward to discussing my vision for the parcel and how to efficiently bring additional housing to the island that is very much needed.

Sincerely



Ari Goldschneider

OWNER, DEVELOPER OF 9-3 GLUCKSBERG

Project Description:

The current permitted project is approved for two (2) co-housing structures which each have 12 bedrooms. Given demand for additional housing on island, we are seeking a rezoning to add 4 additional structures (six total with 72 beds). Rezoning to R-4 will allow for these 4 additional units, permit rooms within these units to be rented out on an individual basis as long-term workforce housing, and permit lot coverage of up to 50% (current plans have lot coverage of ~33%).

Timing of Development:

The current permitted project will break ground in March 2023 with a goal of having the first co-housing structure completed by Jan 2024. During that time we plan on working out any construction/logistical issues and have streamlined the plans to build this structure efficiently.

After leasing of the first co-housing structure, likely in January/February 2024, we plan on building five (5) co-housing structures. We need group dwelling approval to build structures 3, 4, 5, & 6.