

Sept. 11, 2007
AHC Meeting

Present: Mike Colaneri, Catherine DeVito, Caroline Flanders, Glenn Hearn, Ernie Mendenhall, Vickie Thurber, Eric Whitman and Mark Yale

Also Present: Rhonda Conley, Dr. Jampel and Chris McDonnell

Ernie made a motion, seconded by Mark, to accept the minutes of 6/12/07 as written.

VOTE 7 YES 1 ABSTAIN

Ernie made a motion, seconded by Mark to accept the minutes of the informal meeting of 7/17/07 as written. **VOTE 6 YES 2 ABSTAIN**

Stoney Hill Rd. Proposed Project: Jampel and McDonnell came to speak to the committee about 2 projects they would like to pursue. The first project has to do with a 2.9-acre lot they have purchased on Stoney Hill Rd. There is an existing house on the property. What Jampel would like to do is put 2 additional homes on the land. He would like to use the multi-family bylaw making the existing house a fair market house and the 2 additional homes affordable at the 140% median income level.

His idea is to build 2 expandable capes with the second floor unfinished. The price he spoke of was \$350,000. The committee discussed the project with him. After looking at the 2006 maximum price table it was determined that the price he is asking actually falls within the 120-130% median income level. Mark explained the Planning Board's desire to have 1 acre per dwelling unit although acknowledging this is not stated in the bylaw. There was also a discussion about the access road. Jampel wishes to put a road through the property to access another parcel (16.8 acres) he owns. The committee asked several questions of Jampel.

Does Jampel have a development plan to present? No

What the market rate on the existing house would be? Approximately \$550,000 Jampel stated.

How much of the 2.9 acres would be left for building after development of the access road? After some discussion it was approximated at 2.5-2.6 acres.

Why didn't Jampel incorporate the 2.9 acres in with the 16.8 for development? Jampel stated they need to recoup the money they had spent on the purchase of the lot to precede with the 16.8-acre project.

Mike stated that the committee would be involved in the setting of maximum resale price, covenant and applicant review but the Planning Board would be the decision maker on whether the project could go forward and onto the other boards. ***Ernie made a motion, seconded by Glenn, that the AHC agrees in principal on the Jampel's development of the 2.9 acre lot under the multi-family bylaw of 2 affordable house at the \$350-360,00 price range to be sold to those making up to the 120% of Dukes County median income level*** **VOTE 7 YES 1 NO**

16.8 Acre Development: Jampel has another project he would like to create under 40B. This is the reason he acquired the 2.9 acres. He stated 2 different possibilities. The first is to divide the land into 5 lots. He did not elaborate on this idea. His other idea is to create a community of houses for people 55 years of age and up. In this development 25% of the homes would be for people at the 80% median income level with the remaining being at market rate. Through a discussion with the committee Jampel stated he would like to put 37 new homes along with the 1 house already on the property. These homes would be 1-2 bedroom homes. This would result in 55 bedrooms. The

existing house under his plan would be a meetinghouse with one or two guest rooms in it. He stated it would be similar to the Island Co-Housing development. Of course, as Eric pointed out this plan has much less acreage. Jampel is only in conception stage now and wanted to talk to the committee and get their take on the project. The committee did not come to any consensus on this idea. Mike did tell Jampel that this would definitely have to go in front of the Martha's Vineyard Commission as well as the Planning Board.

During these discussions Caroline suggested that the AHC meet with Island Housing Trust and get the details on how the land trust works.

Great Plains Development: Jampel also had a proposal for the development of the 3 town lots off of Bailey Park Rd. He would like to build 3 expandable capes with 1 or 2 bedrooms downstairs and the 2nd floor unfinished. His price per house would be approximately \$250,000. He stated that he would handle the Baumrin fees, site prep and full construction. He would like the AHC to handle the Stoney Hill Rd. Ass. fees and road access as well as the well and septic design. The committee discussed Jampel's idea and a town RFP necessity.

Glenn has not received anything from the Rd. Ass. He said when he last spoke to Bob Julio, Bob was going to write to the road association members and ask for their decision on the road access fee of \$5,000 per lot.

Cote Foreclosure: Mike informed the committee that he and Cindy Weintietz spent the summer trying to sort out the Cote foreclosure. The State Attorney General and the State Banking Commission tried to get a stay for 60 days to no avail. Mike and Cindy went to the foreclosure auction where Mike brought up the covenant issue. The auctioneer closed the bidding with the bank (Sakston Mortgage Co.) getting possession of the property. Mike spoke to Rappaport today and he told Mike that they are going to file a complaint of unfair deceptive loaning practices. The bank lent Cote over \$600,000. There was discussion about how the AHC could keep the house in the affordable housing pool and what direction to give town counsel. ***Glenn made a motion, seconded by Mark, to let the house go to a recipient up to the 140% median income level.***

VOTE 7YES 1NO

Mike stated that Cindy is putting together documents for the AHC to review on issues with the covenant, foreclosure, etc. Some options might be to attach a lien on the property, new covenants for existing properties or land trust deals.

Glenn said he talked to a reporter asking questions about affordable housing but that he did not give out any information on the foreclosure. He did tell her about the meeting and to speak to Michael.

CPC: Caroline told of several potential affordable housing projects. Rhonda stated that the preliminary applications should be in by Sept. 21st. The committee discussed whether they should put an application in for monies for the Affordable Housing Trust Fund and the Great Plains Project. Caroline stated that any monies put in the Trust Fund could only be used on projects that targeted people up to the 100% of the median income. ***Mike made a motion, seconded by Ernie, to submit a CPC application for money for the Great Plains Project of \$76,500. VOTE 7 YES 1NO***
Caroline agreed to create and submit the application.

Adjourned at 9P.M.

The next meeting is 7:30P.M. Sept. 25, 2007 in the Howes House

Respectfully submitted by Rhonda Conley