

Dec. 11, 2007
AHC Meeting

Present: Mike Colaneri, Caroline Flanders, Glenn Hearn, Eric Whitman and Mark Yale

Absent with Regrets: Ernie Mendenhall

Absent: Catherine DeVito

Also Present: Rhonda Conley and David Vigneault

New Members: It was decided to rerun ads in the papers for a new member as well as post the position at the Affordable Housing Office in Vineyard Haven.

Caroline made a motion, seconded by Vickie, to accept the minutes of 11/27/07 as written. VOTE 5 YES 1 ABSTAIN

Accessory Apts.: Mike stated that the affidavit response has been good with just one non-response. David said a final notice is in the works for the non-respondent. There was a discussion of those claiming non-use of the accessory apt. and checking to make sure the claims are true.

Cote Foreclosure: Mike has not heard anything from town counsel. Cote has vacated the property.

Michaels Way Update: Chips are still being dropped off Mike said.

Bailey Park: Glenn said Provost gave his crew the notes to start surveying.

Mike read through the Stoney Hill Trust letter (see attached). The 6 points were gone over with the committee agreeing to 1 and 2. Points 3,4,5 and 6 need to be discussed with the Trust further.

Point 3- Damage to the road due to construction traffic the committee agrees should be covered. There was a question as to the necessity of pullouts. Glenn suggested he do a site visit with Leo (road inspector) and the trustees to go over this.

Point 4- The committee discussed this request believing the AHC does not have the authority to fulfill this point. Glenn explained the other lots in the subdivision could be potential building sites or of use to the town in the future. Caroline suggested saying the spirit of the town is to agree not to develop any home sites that are less than 1 acre, but the town would like to reserve the right for future home site development if it was on 1 acre or larger lot.

Point 5- The committee felt the legal fees need more clearly stated. The AHC would pay for drafting the legal documents for the access fees, etc. Glenn will talk to town counsel on this issue. The committee had questions as to what other legal fees the Trust would be concerned with.

Point 6- The committee plans on doing an RFP so cannot make the IHT commitment. The trust claims concern about the homes staying in the affordability pool, which the committee feels, is addressed by the covenants placed on the properties.

Mike also stated the committee may have some concerns and questions as to the trust's fee breakdowns. He suggested that it is the committee's understanding that there may be some members in your association who choose to pay just the road maintenance fee and the committee would certainly agree to have the new homeowners be requested to pay that.

Glenn received the Baumrin letter back signed which he read (see attached). There are a few changes that need to be taken up with the lawyer for legal documentation. Glenn will need to get accurate lot information. Caroline would like to see the date on the letter changed to Aug. 1, 2008 for payment. This change would make CPC funds useable if the AHC application is approved. ***Vickie made a motion, seconded by Eric, that Glenn take this material to Rappaport for drafting after the lot information is accurate and the date change is made to Aug. 1, 2008. VOTE 6 YES 0 NO***

Sepiessa Project: David went over the new additional building at Sepiessa Point. He told the committee about the abutters meeting and how the DCRHA plans on addressing the abutters concerns. He discussed the setup of the buildings. When finished there will be a total of 7 units at Sepiessa. West Tisbury residents will be given a preference for the units he stated. The building cost will run close to \$700,000. Hopefully with the funding coming through as planned, ground breaking will be in the fall of 2008. David said funding is coming from various sources such as state funding and CPC funds.

DCRHA: David discussed the various projects DCRHA is involved in in the other island towns (Ginny Way project, apartment subsidizing, renovations). David said under the rental assistance program they now have 68 units up from 46 last year.

CPC Report: Caroline told the committee of the affordable housing projects asking for funding. These are the Bennett project, IHT soft second loan program, Sepiessa, Bailey Park and the rental assistance program.

Planning Board Report: Mark reported there was a public hearing last night (12/10/07) on the Clarence Barnes proposal. Barnes wishes to have 4 affordable apartments and 1 single family resident, which he plans on occupying. This is on 1.9 acres under the multi-family bylaw. Mark said the Planning Board would be doing a site visit tomorrow (12/12/07) at noon if anyone were interested. Some concerns are screening, density and parking Mark stated as well as the question of setting precedence for future developments. The details of the proposal were sketchy and there was confusion on parts of his plans such as the rent to own portion. Mark had questions about renter choosing. Could there be preferences and AHC stipulations he was wondering. A discussion followed on the history of the property and how the committee felt about the proposal. Everyone believes more details on the proposal are necessary.

Adjourned at 9:15 P.M.

The next meeting will be Jan. 8, 2008 in the Howes House at 7:30 P.M.

Respectfully submitted by Rhonda Conley