

**Jan. 8, 2008**  
**AHC Meeting**

**Present:** Mike Colaneri, Catherine DeVito, Caroline Flanders, Glenn Hearn, Vickie Thurber and Mark Yale

**Absent:** Ernie Mendenhall and Eric Whitman

**Also Present:** Virginia Carmichael, Rhonda Conley and Philippe Jordi

Virginia Carmichael visited to see if interested in becoming a member of AHC. Mike explained the makeup of the committee and asked Virginia to contact Rhonda if she is still interested.

Vickie made a motion, seconded by Mark, to accept the minutes of 12/11/07 as written. All agreed.

**Correspondence**

**Planning Board Letter:** Rhonda asked the committee if they still wished to send a letter to the Planning Board supporting the Barnes proposal. The committee stated they support in concept the Barnes proposal of an affordable housing component with the Planning Board's decision as to whatever that affordable component may be. Mark said the Planning Board is waiting for Barnes to fine tune his application. The Planning Board made a site visit and provided Barnes with a list of things needed to make his application complete. There is no scheduled date for continuation of his hearing.

**Cote Property:** Mike received a letter from George Rogers (original subdivision developer) about the Cote property (see attached). Mike spoke to Rogers on the phone and referred him to the foreclosure bank.

**Affordable House Size:** Mike brought pictures of a Jampel developed house as a possible design option for future affordable housing projects. There was a brief discussion of limiting size of future affordable homes with Mike stating this should be an agenda item for a future meeting.

**200 State Road (Bennett Property):** Jordi, IHT executive director, presented an update on the development of this joint adventure of the Land Bank and IHT. He stated the land deal closed last month. Jordi presented a map of the property showing development site, etc. The IHT portion is 8 acres with the Land Bank holding 4 acres in conservation restrictions. The concept plan is to develop 8 single family homes on the 4 remaining acres in a cluster similar to the Ginny Way Project in Edgartown. The idea is to have the house sizes are 1100-1300 sq. feet, 2-3 bedrooms, south facing, and energy efficient with possibly solar panels. The IHT has been offered a house to move to the site. This house would possibly be used by Habitat for Humanity which has been promised one of the building sites. Funding, Jordi stated is coming from various sources. IHT has applied for CPC funds and a state grant as well as IAHF fundraised monies. Jordi stated that the approximate cost of the project is 3.1 million. He believes the selling prices will be between \$130,000 (Habitat for Humanity house) to \$335,000. These homes would be offered to families of median incomes of 60-140%. All the houses will be of the same quality but sold at different prices based on the applicant's median income. Catherine asked about profits made off the project; Jordi stated that there likely would not be any as there had not been from any previous projects.

An Abutters Meeting to explain the conception plan is scheduled for Jan. 28, 2008 in the Howes House at 7P.M. A tentative Planning Board application hearing is scheduled for Feb. 11, 2008 at 7:30P.M. Jordi would like to have AHC representatives present at both showing their support for this project. If the Planning Board does not show interest in the project going forward then the IHT will approach the selectmen about proceeding with a friendly 40B. Mike asked Jordi to keep the committee informed of the developments.

Glenn brought up the CPC funding and its affect on other project funding. There was a short discussion of how CPC funds were distributed.

**IAHF Concept Idea:** Jordi briefly discussed an idea that Pat Manning, IAHF director, has on funding. Manning's concept is to approach businesses with a purchase option on affordable housing units for possibly employees, etc. that meet the affordable qualifications. Jordi said it is just a concept and details on

how the option would work had not been thought through to any conclusion. He just wanted to put it out there for the committee to think about.

**Taylor Refinance:** Mike received a note from Kara Taylor asking the committee to consider a request for refinancing her affordable house (see attached). Mike spoke with Attorney Wansiewicz who stated now would be a good time to amend Kara's covenant. A discussion about changing covenants followed. The committee agreed that when the issue of refinancing comes up that adding an amendment dealing with foreclosure or holding a very small mortgage may be appropriate. *Catherine made a motion, seconded by Mark, to have town counsel proceed with an amendment to Kara Taylor's covenant attaching a \$1.00 mortgage to the property and changing the foreclosure first refusal time to 120 days. VOTE 6 YES 0 NO*

*Catherine made another motion, seconded by Mark, for Mike and Rhonda to draft a letter to Kara Taylor approving of the refinancing asking her to work with the committee's attorney on the above amendment. VOTE 6 YES 0 NO*

**Annual Report:** Rhonda presented a draft of the annual report for review (see attached). The committee made some deletions and additions. Catherine will proofread the new draft. *Catherine made a motion, seconded by Vickie, to submit the revised annual report. VOTE 6 YES 0 NO*

**Bailey Park:** Glenn said the survey is complete. The lots have been bounded and that he has a preliminary plot plan. He has talked to Kent Healy about well placement and septic design. Kent will do these for free Jampel, who claims to have authority from Baumrin, okayed the changing of the date to Aug. 1, 2008 on the Baumrin agreement letter stated Glenn.

Glenn also spoke with Bob Julier on various issues. Julier was supposed to come to the AHC meeting and bring the subdivision covenants for the committee to review. The road pullouts Glenn does not believe will be necessary. He discussed with Julier putting the remaining town owned lots in conservation. Glenn told Julier that the AHC did not have the authority to do this. There was a short discussion about the small lots within the subdivision and whether Glenn should try and get them put in conservation. No decision was arrived at but Glenn does not feel it will kill the deal if they are not put in conservation.

Mike presented for review a response letter to the SHFHT letter of Dec. 4, 2007 (see attached) that he and Rhonda drafted. *Catherine made a motion, seconded by Caroline, to send the revised letter to SHFHT. VOTE 6 YES 0 NO*

Adjourned at 9:05P.M.

**Next meeting will be Jan. 22, 2008 in the Howes House at 7:30 P.M.**

**IHT, 200 State Rd. Project, Abutter Meeting is Jan. 28, 2008 in the Howes House at 7:00P.M.  
The Planning Board IHT application hearing tentatively scheduled Feb. 11, 2008 at 7:30 P.M.**

Respectfully submitted by Rhonda Conley