

**April 22, 2008  
AHC Meeting**

**Present:** Mike Colaneri, Catherine DeVito, Caroline Flanders, Glenn Hearn and Ernie Mendenhall

**Absent with Regrets:** Mark Yale

**Absent:** Vickie Thurber

**Also Present:** Rhonda Conley, Michael Jampel and Selectman Richard Knabel

**Selectman Knabel Questions:** New selectman Richard Knabel came to the meeting with a list of questions (see attached) for the committee. Mike led a session to answer the questions. Various committee members explained how the committee is made up, what the purpose of the committee is and the goals. Mike also told Mr. Knabel that he could also find the answers to some of his questions in the town report. The town report gives the numbers of affordable housing units. As of the end of 2007, there were 24 single family units and 33 rental units. The committee was skeptical that the town would ever reach the 10% affordable housing mark to avoid 40B subdivisions. Committee members explained how the Dukes County Regional Housing Authority (DCRHA) works with the Affordable Housing Committee (AHC) to create, administer and monitor the affordable housing in town. Mr. Knabel was concerned with the Shawn Cote foreclosure. It was explained that the committee is working with town counsel to revise the covenants and amending past covenants to deter future lending over the maximum resale price. Mike told Mr. Knabel that it was predatorily lending that led to the Cote foreclosure which could not have been foreseen. Legal questions Mike said should be addressed by the town counsel and he encouraged Mr. Knabel to speak to Ron Rappaport's (town counsel) office. The question of the second-loan program is not an AHC program and should be answered by Island Housing Trust (IHT). There are concise descriptions of all agencies involved with affordable housing and Mr. Knabel should ask for the information from the various organizations.

**Jampel Project:** Michael Jampel came to inform AHC of his Planning Board meeting where his 3 house development (2 new houses at an affordable price and 1 present house at market rate) on Stoney Hill Rd. was decided. Mr. Jampel had gone before the Planning Board with an affordable housing project under the multi-family bylaw on 2.9 acre parcel. There was a site visit by the Planning Board which Mr. Jampel thought went fine. There was an abutter complaint of being able to see the house from his property. The issue of density was also discussed by the Planning Board stated Mr. Jampel. He was informed at the last meeting that the Planning Board denied the development. He has not received a written decision as to why the project was denied yet. There was a discussion of the multi-family bylaw and the lack of the Planning Board giving any permission to actually use the bylaw. Mr. Jampel said he returns to the Planning Board Apr. 28<sup>th</sup>. At this meeting building 1 house in addition to the house there will be discussed. Mr. Jampel stated that this would mean both houses would have to be affordable under the bylaw which is not feasible for him to develop. He wonders whether the Planning Board realized this when they asked him to return with a 1 house development. Mr. Jampel stated that once a development was turned down by the Planning Board the developer could not return with a project for the property again for 2 years. He may return with a 40B project which could allow him to create 12 -1 bedroom or 6 -2 bedroom sites on the 2.9 acre property. The committee had sent a letter in support of the 3 house project but only one AHC member was present for the Planning Board vote.

Caroline suggested that the committee may wish to show up at Planning Board meetings in support of those development projects the AHC agrees with in the future.

**Minutes:** Ernie asked that the minutes in the future include full names of anyone referred to in the minutes excluding committee members. By doing this it will relieve confusion in the future. Ernie made a motion, seconded by Catherine to accept the Mar. 25, 2008 minutes with the name changes as suggested. VOTE 5 YES 0 NO

**Correspondence**

**New Member:** Rhonda received an email from Pat Lynch about joining the AHC. Rhonda sent an email back telling Ms. Lynch of the AHC meeting dates, time and meeting place. No response was received.

All members would like to have anyone interested in becoming a committee member to attend a meeting to see what the committee is about and for the present members to get a chance to speak to them.

**MVC attending meeting:** Rhonda received a request from the MVC Island Plan's Housing Work Group Core to be placed on the agenda some time in May or June. The committee asked Rhonda to arrange to put on agenda.

**Covenant:** Mike received an updated covenant from Cynthia Wansiewicz, town counsel but it was printed very small. Rhonda will enlarge and send to committee members before next meeting to review.

**Invoice:** Rhonda presented bill from Attorney Wansiewicz dealing with the amendments to Kara Taylor's covenant when Ms. Taylor refinanced. *Glenn made a motion, seconded by Ernie, to pay \$1290.76 from the Resident Homesite Trust for the legal fees involved in the Kara Taylor refinance covenant amendments. VOTE 5 YES 0 NO*

Everyone had concerns that this would be the cost every time these changes to the covenants were made. Mike is to speak to Att. Wansiewicz to inquire about these fees and whether they will be this expensive in the future.

**Bailey Park:** Glenn spoke to Att. Wansiewicz about putting the small town owned lots on Great Plains Rd. into conservation. Att. Wansiewicz stated that the lots conservation would have to be on a warrant article for town meeting and the town would have to vote to conserve the lots. Ernie *made a motion, seconded by Catherine, to ask the selectmen to create a warrant article to place the town owned lots (218, 219, 222, 225, 229, and 230) along Great Plains Rd. in conservation for the next special or regular town meeting. VOTE 5 YES 0 NO*

Glenn brought up a letter addressing Stoney Hill Farms Homeowners Trust (SHFHT) and Bernard Baumrin road and electrical rights (see attached). Glenn spoke to Att. Wansiewicz about the matter and it will be decided before any funds are distributed who rightfully should receive them.

The town voted to give AHC predevelopment funds (\$45,000) from CPA as requested on town warrant article. It was decided that a brief letter should be prepared for the SHFHT letting them know that the AHC has made the necessary steps to set in motion the conservation of the small lots on Great Plains Rd.

**Broadside:** Mike asked that the first page of the April 18, 2008 edition of the Broadside be included in the minutes. (see attached).

**New Member:** The committee voted to recommend Glenn Hearn as an at-large member to the selectmen.

Adjourned at 9:15 p.m.

**The next meeting will be Tues. May 13, 2008 at 7:30 P.M. in the Howes House.**

**The next Joint Affordable Housing Group meeting will be May 7, 2008 at 5:00 P.M. in the MVC building.**

Respectfully submitted by Rhonda Conley