

**AHC Meeting  
Sept. 22, 2009**

**Present:** Mike Colaneri, Glenn Hearn, Ernie Mendenhall, Jim Powell, Joanne Scott and Vickie Thurber

**Also Present:** Rhonda Conley and David Vigneault, Director of Dukes County Regional Housing Authority (DCRHA)

**Resignations:** Mike told the committee that letters of resignation were received from Catherine Devito (At Large Member) and Caroline Locke (Alternate Member).

**New Member:** Mike announced Jim Powell as the new Planning Board representative to the AHC.

**Affordable Housing Trust Fund (AHTF) Meeting Minutes:** The minutes were reviewed. *Ernie made a motion, seconded by Glenn to accept the Affordable Housing Trust Fund minutes as written. VOTE 4 YES 1 ABSTAIN*

**AHC Future Meetings:** It was decided to move the AHC meetings to town hall if the time slot of the 2<sup>nd</sup> and 4<sup>th</sup> Tues at 7:30P.M. is available.

**Joint Affordable Housing Meeting:** Rhonda announced that the meeting will be Wed. Oct. 7<sup>th</sup> at 5 P.M. in the MVC building.

**Luck Lot:** Rhonda presented an email she received addressed to Ernie from Marie Luck asking about building a house on her lot on Pin Oak Circle (Lot 194 Map 16). Ernie stated the lot has lost its build ability except as an affordable home site. He will respond to Ms. Luck

**250 State Rd. Project:** Mike read letter from Habitat for Humanity telling who the recipients were for the lot in the 250 State Rd. Island Housing Trust development. They are Jennifer and Todd Powers.

**RFP Stoney Hill:** Mike announced there will be a joint meeting with the Board of Selectmen and Alice Boyd of Bailey Boyd Consultants on **Wed. Oct. 14, 2009 at 4:30 P.M. in the Howes House.** This meeting will be to discuss with Alice Boyd, who is handling the RFP, the particulars of the RFP. Mike asked Rhonda to send the selectmen copies of the RFP and Easement agreements for their review.

**Stoney Hill Project Wells:** Glenn presented an invoice from Merry and Sons, Inc. for moving and clearing land for wells on the lots. *Glenn made a motion, seconded by Ernie, to pay the invoice from Merry and Sons, Inc. for \$510.00. VOTE 6 YES 0 NO* Glenn stated he called various companies about bidding for the well drilling. After repeated tries to get bids with 2 results he accepted one of the bids he received. The bid was from Island Water Source for \$2,500.00 per well plus lab testing of \$110.00 plus

postage per well. This brings the total to \$7855.00. Glenn gave Rhonda the bids for the records.

**Stoney Hill Project Legal Fees:** Rhonda presented an invoice from Reynolds, Rappaport and Kaplan for legal expenses. *Mike made a motion, seconded by Ernie, to pay the legal fees of \$1413.75. VOTE 6 YES 0 NO*

**Cote Foreclosure:** David Vigneault rehashed the discussion at the AHTF meeting of settling the Cote Foreclosure. Then the committee discussed the Road Associate dues. George Rogers, whose development led to the affordable housing lots, informed Vigneault that Shawn Cote was \$1500.00 in the rears on Road Associate dues. Mr. Rogers is looking for the town or the developer to rectify this. Mike spoke to town counsel about the matter. Town counsel stated to Mike that Mr. Rogers would need to speak with Saxon since they are the legal owners of the property. Mike also informed the committee that Mr. Rogers wants a say in who the recipient of the house is and conditions. Town counsel is researching the Road Association rules and the AHC's involvement if any in them. Vigneault said IHT wants to get the house assessed by an inspector to portray the house correctly as far as completion, etc. Ernie stated that the house has a town certificate of occupancy. There was also a question about the septic plan and whether another bedroom could be added to the house. Ernie will check with the Health Dept. on the septic plan. Vigneault stated the selling price will be \$290,000.00 and there will be a ground lease held on the property by IHT. Vigneault showed the committee the advertisement that will be placed, the lottery notice, the application and the proposed time table for the process. The DCRHA has 3-4 qualifiers as of now Vigneault believes. Joanne asked who will take possession of the house when the deal with Saxon goes through. Mike, Ernie and Vigneault all explained that it should go directly to the chosen recipient.

**Accessory Apartments:** Vigneault presented the list of 33 accessory apartments and owners. He has been working on bringing them all into compliance with the affordable housing rules. Vigneault had several (7-8) he has been having some difficulty with getting up to date information. After going over the list of noncompliance owners (Crimmens, Caruso, Gale, Harris, McDonald, Pacheco, Slayton and Wiley) it was decided by the committee if on his final notice to the owners (Crimmens, Harris and McDonald) he did not receive responses that Ernie (Building Inspector) would serve notice to the owners. The others Vigneault believes he can get results.

**Rental Assistance Program:** Vigneault asked that the AHC support the Dukes County Regional Housing Authority's application with the Community Preservation Committee (CPC) for funds. *Ernie made a motion, seconded by Joanne, to support the DCRHA's request for \$66, 00.00 in rental assistance. VOTE 6 YES 0 NO*

**Jampel:** Vigneault said he has been screening candidates for David Jampel's housing project on the Doug Hoehn property.

**Sepiessa Funding:** Vigneault gave a Sepiessa II update and presented the CPC application. He believes the project is going to go over the amount DCRHA is applying for in their application and wanted AHC help. Vigneault stated that the AHC could ask the CPC to transfer CPC reserve funds of \$170,000.00 to the AHTF for the project. *Ernie made a motion, seconded by Jim, to request the CPC reserve \$170,000.00 to the AHTF for the Sepiessa II development. VOTE 5 YES 1 NO*

**AHC CPC Funds Application:** Glenn presented a completed a CPC application on behalf of the AHC for \$100,000.00 that he filed. *Vickie made a motion, seconded by Ernie, to go forward with the application to the CPC for the \$100,000.00 to put in the AHTF for future development. VOTE 6 YES 0 NO*

**Stoney Hill Agreements:** Mike presented the agreements to the committee. The agreement with the Stoney Hill Farm Trust Fund is signed he stated but the easement agreement has not been signed off on yet.

Adjourned at 9:15 P.M.

**The next meeting will be Oct. 13, 2009 at 7:30 P.M. in the Howes House.**

**The RFP meeting with the selectmen is Oct. 14, 2009 at 4:30 in the Howes House.**

Respectfully submitted by Rhonda Conley.