

Aug. 21, 2018
West Tisbury Affordable Housing Committee
Minutes

Present: Larry Schubert, Mike Colaneri, Jeffrey Dubard and Ted Jochsberger

Absent with Regrets: Susan Feller, Angela Prout and Rise Terney

Also Present: Rhonda Conley

Mike made a motion seconded by Ted to accept the 7-24-18 minutes as written.

INVOICES

Town Counsel: Rhonda presented an invoice from town counsel for work on Bolin refinance. ***Mike made a motion seconded by Ted to pay Reynolds, Rapaport, Kaplan and Hackney invoice for \$98.00. VOTE 4 YES 0 NO***

ANNOUNCEMENT and CORRESPONDENCE-None

ONGOING BUSINESS

Scott's Grove: Mike and Ted stated the lottery was held. Rhonda will get a copy of DCRHA breakdown of applicants and income levels.

The Fire Chief has decided he will not allow a certificate of occupancy of the apartments until the new required water tank is in place. The Town Administrator stated to Rhonda that this should arrive on island mid Sept. The committee discussed this hold up by the Fire Chief with Larry stating he would speak to said chief.

CPC Grant Agreement: The committee did not discuss CPC's response to AHC's requested changes.

16 Old Courthouse Rd: Mike led a discussion of nitrogen loading. He stated two abutters to the property have possible capacity to take on the nitrogen load. He suggested the committee approach one of them about this. Larry suggested that the AHC propose to the Selectmen the use of town owned land for the one bedroom nitrogen load. Rhonda was asked to inform the Board of Health possibly through Angela that AHC's wishes to request nitrogen loading off site. A letter also should be composed to the Selectmen stating the AHC's wish for nitrogen loading for one bedroom septic flow.

A Public Comment Session on this project was discussed. The need for a white board, pictures of other duplexes and handouts plus an advertisement of such

meeting. The meeting shall be Oct. 9th at 6:30 PM in Town Hall. Rhonda will have a draft handout and ad for the next meeting.

UPDATES

CPC Rep: CPC will have a meeting on the 22nd and ask that the AHC reps interested attend.

57 Rustling Oaks: Rhonda told the members she had received a phone call from an attorney representing JP Morgan bank. They have a second mortgage on the property and wish to know how to proceed on foreclosure. Rhonda stated to the attorney the fact that JPMorgan exceeded the maximum resale price permitted in the legal document “deed rider” (covenant) when they gave the mortgage to the homeowners. Rhonda explained to the attorney that Rockland Trust had first mortgage and that JPMorgan would have to follow the covenant on procedure.

Bylaw Changes: There was a brief discussion of Ted’s handout of HPP recommended zoning bylaw changes. The committee decided that Ted and Rhonda should get together review the bylaws and suggested changes then present to the AHC.

Adjourned at 8 PM

The next AHC meeting will be Sept. 11, 2018 at 6:45 PM in the 2nd floor conference rm. of Town Hall.

The next AHT meeting will be Sept. 25, 2018 at 6:30PM in the 2nd floor conference rm. of Town Hall.

Respectfully submitted by Rhonda Conley

ATTACHMENTS

HANDOUT Draft

16 Old Court House Rd. Project
West Tisbury Affordable Housing Committee (AHC) Public Presentation

The West Tisbury Affordable Housing Committee wishes to welcome the public to a presentation of their vision for 16 Old Court House Rd. The AHC would like to present their vision for the project in full and then take comments and questions from the audience. These questions and comments should pertain to the 16 Old Court House Rd. project only. Any other comments will not be addressed.

Below are the points reached by the AHC you may wish to mark those points you wish to question or comment on.

1. There shall be a historic plaque.
2. The building will meet accessibility standards.
3. The developer will be asked to salvage materials (beams, granite stones) as may be possible.
4. A new septic and well will be required.
5. There will be a single entrance-exit to the site.
6. The land will not be sold nor will there be individual home builds
7. The land will be held by the Town in a ground lease.
8. The development will consist of no more than 2 units.
9. Four bedrooms will be the limit.
10. There may be a need to apply for Nitrogen loading credits.
11. There may be a need for setback relief.
12. The Income level will be up to 100% median income.
13. The Town will hold a ground lease on the property.
14. Outdoor lighting shall be down lighting.
15. Building design shall be in the character of the neighborhood.

The option to decide is the form of conveyance

Developer leased rentals

Duplex homeownership

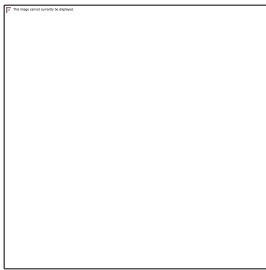
Condominium leased ownership

NEWSPAPER AD

16 Old Court House Rd. Project vision

West Tisbury Affordable Housing Committee Public Presentation

The West Tisbury Affordable Housing Committee wishes to welcome the public to a presentation of their vision for 16 Old Court House Rd. Oct. 9, 2018 at 6:30 pm in the 2nd floor conference rm. of West Tisbury Town Hall.



TOWN OF WEST TISBURY

AFFORDABLE HOUSING COMMITTEE

P. O. Box 278

West Tisbury MA 02575-0278

508-696-0102

affordhouse@westtisbury-ma.gov

Sept. 11, 2018

West Tisbury Board of Selectmen

P.O. Box 278

West Tisbury, MA 012575

Dear Selectmen:

As you are aware, the Town has entrusted 16 Old Court House Rd. to the West Tisbury Affordable Housing Committee (AHC) for development of affordable housing. After many public discussions of how to proceed with development the AHC believes two units of two bedrooms would be appropriate for this site. As this property is limited to a 3 bedroom development nitrogen loading restriction and easement would be necessary for an added bedroom. The question is will the Selectmen support such a request?

As this is the first time AHC has made such a request we are looking for guidance.

Sincerely,

Larry Schubert, West Tisbury Affordable Housing Committee Chair



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AFFORDABLE HOUSING COMMITTEE

P. O. Box 278

West Tisbury MA 02575-0278

508-696-0102

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Sept. 11, 2018

West Tisbury Board of Health

P.O. Box 278

West Tisbury, MA 012575

Dear Omar Johnson:

As you are aware, the Town has entrusted 16 Old Court House Rd. to the West Tisbury Affordable Housing Committee (AHC) for development of affordable housing. After many public discussions of how to proceed with development the AHC believes two units of two bedrooms would be appropriate for this site. As this property is limited to a 3 bedroom development a restriction and easement would be necessary for an added bedroom. The first question to you is it feasible on this lot to do the nitrogen loading restriction and easement? Does being in a residential neighborhood of individual wells and septic limit our efforts for nitrogen loading?

As this is the first time AHC has made such a request we are looking for guidance. Please forgive me if I am not stating the proper wording. I want to thank you for any assistance you can give us and look forward to hearing from you. I have office hours on Thursdays 8:30-10:30 but am available at any time that suits your schedule. You can reach me at the above email or by phone at 508-693-3925.

Sincerely,

Larry Schubert, West Tisbury Affordable Housing Committee, Chair