

Aug. 22 2017
West Tisbury Affordable Housing Committee
Minutes

Present: Larry Schubert, Mike Colaneri, Glenn Hearn, Ted Jochsberger, Angela Prout

Absent with Regrets: Susan Feller and Vickie Thurber

Also Present: Rhoda Conley and 14 members of the public

Mike made a motion seconded by Ted to accept the 8-8-17 minutes as written with attachments.

VOTE 5 YES 0 NO

INVOICES

Town Counsel: Rhonda presented an invoice from Reynolds, Rappaport, Kaplan and Hackney for work on the memo of Understanding for Scott's Grove. ***Mike made a motion seconded by Ted to recommend the Trust to pay the invoice of \$407.25. VOTE 5 YES 0 NO***

ON GOING BUSINESS

Old Courthouse Rd. Town Lot: Larry explained to the public that AHC has been charged with finding the appropriate affordable housing use for the property. He stated that this is an ongoing discussion and that the committee had not come to a conclusion. The development of the lot will depend on the status of the deed-title, engineering of well and septic, possible environmental testing. He stated this is the start to a long process of town meeting vote for affordable housing on the property, decision of what to place there, creating an RFP, etc. Various members stated they would like to see a single family dwelling or duplex. There was a question about speaking to Vineyard Land Survey as to an environmental study necessity, well and septic placement. ***Mike made a motion seconded by Ted that a letter be sent to the Selectmen requesting that an RFP be developed for demolition of the building on the property. VOTE 5 YES 0 NO***

Jim Powell stated that he believes there may be some restrictions within the deed-title. He said he would try and get this information to Rhonda.

Huseby Meadow Development: Larry refreshed everyone on this development proposal. Rhonda stated that an email from IHT stated that the development proposal is for 3 buildings with a total of 10 apartments (see attached). This is a private proposal by Cumming who has asked Island Housing Trust to be "point man". IHT has done many affordable housing projects and Larry believes that Executive Director Jordi has good intentions and will have interaction with abutters. Abutters stated that there has been no transparency and people have been harassed, lied to and disregarded. Larry urged the abutters to talk to IHT, Planning Board, MVC and other boards.

Larry stated again that this is a private development which the AHC does not have control over and as the Planning Board or MVC have not been approached yet have no further information then the proposal Cumming presented to them in July.

Brine Report: Rhonda presented her report on her conversation with Mr. Brine on his affordable housing proposal on Edgartown West Tisbury Rd. (see attached). Larry spoke to Bill Austin about Scrubby Neck Rd. which runs through the property and has been a public access road. Mr. Austin believes the road is there to stay.

NEW BUSINESS

Affordable Homeowner's Renting: Mike discovered that one of the affordable homeowners on Harpoon Lane is being rented. As these homes are ground leased through the IHT Mike spoke with Jordi. Jordi confirmed that the home is being rented and that there was no reason why it should be a

concern. Mike made the argument that these homes were to be permanent residence and he believes the special permit should hold them to this. In reviewing the covenant, Rhonda stated that there is a clause that allows the home to be rented to an appropriate affordable renter. The clause does not have any time frame on the rental. Ted along with Angela asked that Rhonda contact IHT requesting the information (price of rent, qualifications to rent, time frame of rental) on this rental and any other properties that were being rented by affordable homeowners under the IHT approval.

There was a short discussion about how many other affordable homeowners were possibly renting their homes and how to find out and address this. Rhonda suggested that the Mass Housing standard forms may be helpful. She will look into homeowner occupancy forms.

Accessory apartment: Rhonda received a request for information on creating an affordable unit in the Mixed Business district. She sent them info on the bylaws and AHC accessory apartment guidelines.

All other subjects were delayed to a future meeting due to the lateness of the hour.
Adjourned at 8 PM

The next AHC meeting will be Sept. 12 at 6:30 PM in the 2nd floor conference rm. of town hall.

Respectfully submitted by Rhonda Conley

ATTACHMENTS

From: Philippe Jordi <pjordi@ihtmv.org>
Sent: Monday, August 21, 2017 10:29 AM
To: Rhonda Conley; Larry Schubert
Cc: Derrill Bazy
Subject: WT AHC 8/22/17 Mtg

Larry & Rhonda,

Can you please confirm that you will be discussing the Huseby project at your meeting tomorrow on Tuesday, August 22nd, as I've been informed by a neighbor.

I will unfortunately not be able to attend, as I'll be bringing my son back to college. However, I have copied Derrill Bazy and if you need or want us to be at your meeting please advise.

In speaking with a neighbor, Jill Hobby, this morning, it was made clear to me that there's some confusion about the proposed density. The Huseby Meadows project presented by Williams Cummings is to create a TOTAL of 10-12 rental units with a TOTAL of 20 to 24 bedrooms within three buildings.

Thank you,
Philippe

Philippe Jordi, Executive Director
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Brine Report

Rhonda reported that she had a telephone conversation with William Brine Wed. Aug.2, 2017 about his proposed development of property he called 12 Wathca. Rhonda called him after speaking with Assessor Dawn Barnes about the lot and confirming its existence as an approximately 40 acre lot. Ms. Barnes said that finding whether there was a title search confirming that all the original tiny parcels were combined into one lot would be a good start. Mr. Brine was upset when Rhonda asked about the title to the property. He stated that he owned the property and was offended that she asked for information on the title background. He refused to share any information pertaining to a clear title. After further discussion he revealed he does not plan on this being a completely affordable housing project but having an affordable housing element. He does not wish to give or sale the land. He wants to be completely involved in the development. Rhonda explained to him that this would only involve the Affordable Housing Committee when or if there is an affordable portion to the project. She told him that he was going to have to possibly go before the MVC as well as the West Tisbury Planning Board.

Submitted by Rhonda