

August 8, 2017
West Tisbury Affordable Housing Committee
Minutes

Present: Larry Schubert, Mike Colaneri, Susan Feller, Glenn Hearn, Ted Jochsberger,
Angela Prout and Vickie Thurber

Also Present: Rhonda Conley, Old Courthouse Rd. residents, at town hall Philippe Jordi (Island Housing Trust Executive Director)

Old Courthouse Rd.

The meeting started with a site visit to town property on Old Courthouse Rd. and a meeting with the public. Larry explained to the crowd that the town would be removing the building and that the Affordable Housing Committee was given the responsibility to figure out the appropriate kind of affordable housing for the lot. He stated the committee wishes to find out what the community would like to see in the neighborhood as well as the needs of the community. Larry told the group that Mike was speaking to an engineer about the septic and well capacity and locations.

He took questions from the attendees. The various options of housing are 1) single family home, 2) single family rental home 3) a duplex of one 1 bedroom and one 2 bedroom, 4) town employee transient housing or possibly other. All these options could be by selling the lot or ground leasing for development. No option has been discussed by the committee yet. The neighbors all stated they would like to see a single family home. The various options all have their pros and cons.

A single family home owned by the family takes it out of town control. Option 1 and 2 does keep traffic down. A duplex gives two families homes with a larger increase in traffic. Employee transient housing of this small number may be hard to keep as such as housing is hard to find to move into later. This also would be hard to fund with CPA funds, federal and state grants as they limit income levels of residents.

Vickie asked that the group state their ideas by email, letter and speaking out. The committee will be discussing this project over the course of meetings. It is a process that is just getting started and will take time.

Jim Powell stated that there may be some restrictions in the deed which requires the town to maintain ownership. This will need to be checked.

Back at town hall Larry restated the neighbors wish for a single family home. Members of the committee stated they would not object to this. Others wished to explore the options. Mike stated he would check with Vineyard Land Survey who did the survey for building envelopes, setbacks, well and septic options and how the neighbor's encroachment on the property affects things. Rhonda will look into the title and deed.

Huseby Mountain Farm Development

Larry stated that Cumming who first approached the committee with the work force housing idea had partnered with IHT and Jordi was here to talk about the project. Jordi has a letter of intent with Cumming. He stated that they are looking to build work force year round housing for teachers. This would be 10 units. He said some of the issues they are facing are getting access, building envelopes, amending the Form C subdivision through the MVC and Planning Board. The property all together is 26.59 acres. Other issues for IHT are figuring how this type of housing works, funding such, design for space. He said this is in the very preliminary stages.

Abutters had questions and comments. The access questions were not answered as Jordi stated he did not have the authority to respond. He did say that Cumming is working on access. The present access does not allow for further access. Abutters are afraid that Old Courthouse Rd. may be access point which they live on and would add a large increase in traffic. The abutters ask that IHT be more

transparent then they have seen so far. He stated he is willing to listen to neighbors and possible changes to development due to impact.

Scott's Grove

Jordi gave an update. IHT is waiting to hear from the state about grant, FHLB Boston about federal money. IHT does have Rockland Trust Bank backing. IHT has received bids to their RFP. The lowest is \$25,000.00 higher than anticipated (see attached). He is waiting on the Memo of Understanding from the state on the use of the state forest for septic land mass requirements as well as the town. Rhonda presented the letter written on the request of Town Treasurer on the bonding issue for this project (see attached).

Ted made a motion seconded by Mike to accept the 7/27/17 minutes as written with typo errors fixed.

All other subjects were put off till future meeting due to time.

Adjourned at 8:15 PM

The next meeting will be Aug. 22, 2017 at 6:30 PM in 2nd floor conference rm. Town Hall.

Respectfully submitted by Rhonda Conley

ATTACHMENT

Please contact me if you have any questions.

From: Rhonda Conley <affordhouse@westtisbury-ma.gov>

Sent: Tuesday, June 27, 2017 4:57 PM

To: Pam Thors; 'Jennifer Rand'; Angela Prout; 'Glenn Hearn'; 'Larry Schubert'; 'mike colaneri'; Suan Feller; TJOCHSBERGER@aol.com; vickiescoot@gmail.com

Subject: FW: Scotts Grove Update

Attachments: clip_image002.png; att17070.htm; WT moa.docx; att27161.htm;

Scott's Grove 6-23-17.pdf; att09661.htm

From: Philippe Jordi [mailto:pjordi@ihtmv.org]

Sent: Monday, June 26, 2017 5:31 PM

To: Rhonda Conley; Larry Schubert

Cc: Mike Colaneri; Derrill Bazzzy

Subject: Scotts Grove Update

Larry & Rhonda,

I understand that you're meeting tomorrow night. I want to give you an update on our progress with Scotts Grove.

* Construction RFP - RFP for construction has been issued and can be viewed at: <http://www.ihtmv.org/rfps/>. The deadline has been changed to July 7th for general contractors to submit their bids. We had three off-island general contractors who attended the site visit and we know of a fourth on-island general contractor who should be submitting bids.

* Funding - A site visit was conducted by DHCD and MassHousing last week for a grant application we submitted. Funding awards will be announced by the middle or end of July. If we are unsuccessful in securing the state grant, I have spoken to Rockland Trust to increase

their construction loan in order to show the Town that we have the necessary funding in place in order to enter into the ground lease.

* Zone 1 MOU - I have provided Jen Rand the attached draft MOU that the DEP requires that the IHT enter into with the Town regarding the Zone 1 well head protection area (150 feet in diameter) surrounding the public well. See attached draft MOU and site map showing the town owned land not ground leased to the IHT within the Zone 1. The IHT must enter into the similar MOU with the DCR for the State Forest land within the Zone 1.

* Ground Breaking - our goal is still to break ground in October and complete in the summer of 2018.

Philippe

Philippe Jordi, Executive Director
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