

April 25, 2017
West Tisbury Affordable Housing Committee
Minutes

Present: Larry Schubert, Mike Colaneri, Susan Feller, Glenn Hearn and Angela Prout

Absent with Regrets: Ted Jochsberger and Vickie Thurber

Also Present: Rhonda Conley

Mike made a motion seconded by Angela to accept the 3/28/17 minutes as written with the correction to Fernandez's post as MA House of Representative. **VOTE 5 YES 0 NO**

INVOICES

Town Counsel: Rhonda presented the invoice from Reynolds, Rappaport, Kaplan and Hackney for legal expenses on the Scotts Grove (Fire Station) Project. ***Mike made a motion seconded by Glenn to recommend to the Affordable Housing Trust to pay the invoice of \$376.00.***

VOTE 5 YES 0 NO

Rhonda told the committee there has been a change as to how the committee must report to the CPC funds from CPA. This involves a Municipal Affordable Housing Trust expenditure form that the CPC will use to file with Dept. of Revenue CPA Projects Report (CP-3).

ANNOUNCEMENTS AND CORRESPONDENCE

Land Bank: Rhonda received a request from the Land Bank that Chair Larry Schubert get in contact with James Lengiol. Larry stated he had not responded to the inquiry yet.

Fair Housing Seminar: Rhonda suggested that this would be a good opportunity to learn more on the Fair Housing Laws. The committee decided after a short discussion that the information could be obtained without attending the workshop.

Scott's Grove: Rhonda stated that the CPC had sent a congratulatory letter on the warrant article for the \$50,000.00 in CPC funding for the water tank at Scotts Grove Affordable Housing development.

ONGOING BUSINESS

Scotts Grove (Fire Station): Rhonda told the committee that Jen and she were reviewing the ground lease and RFP for any final tweaks and that Jen have asked the IHT for new financials proving they will have the funding. One issue that needs cleared up is the new development concept. This must be approved by the Lessor (Selectmen). Another issue is the Park and Recreation Committee's vague letter as to the improvements to the ball field parking. Jen and Rhonda have reached out to the P&R for clarification and Rhonda is asking the AHC to make a recommendation to the Selectmen to accept the development changes. ***Mike made a motion seconded by Angela to accept the IHT concept modifications from the original RFP concept and recommend these modifications to the Selectmen.*** **VOTE 5 YES 0 NO**

There was a lengthy discussion on local preference and what that means and how long it last, whether it should be considered for rental properties, how the process works according the Fair Housing Rules and how it affects funding for IHT. As the local preference is for West Tisbury residents IHT cannot offer other island towns any preference for a unit to receive funding from

their town CPCs. Therefore IHT has asked the West Tisbury CPC to carry the funding with a town bond and more CPC funds.

Old Courthouse Rd. Fire Station: Mike reported on the Selectmen's subcommittee discussion of the Old Courthouse Rd. Fire Station. He said there will be a Public Hearing May 17th to get town resident input. He stated that affordable housing is favorable for the site. According to the Board of Health this property could hold 3 bedrooms. This led to a discussion of what the committee would like to see in this spot. After tossing various ideas of town employee transient housing, rental units and a duplex no consensus was come to. Mike brought up the possibility of using modular units to lower the building cost.

Accessory Apartment Changes: There was a short discussion of the accessory apartment bylaw change to allow non-year round residents to create and rent affordable accessory apartments. Most of the members thought it was a good idea.

NEW BUSINESS

Reappointments: Rhonda received a request from the Town Admin. on the AHC's members approved by Selectmen (Glenn, Susan, Ted and Angela) as to whether they are to be reappointed. ***Mike made a motion seconded by Larry that Glenn, Susan, Ted and Angela should be reappointed by the Selectmen, that Vickie should be reappointed by the Board of Health, Mike should be reappointed by the Assessors, and Larry should be reappointed by the ZBA to the AHC. VOTE 5 YES 0 NO***

ELECTIONS: The yearly elections of chair and vice chair were decided. ***Mike made a motion seconded Angela that Larry continue as AHC Chair. VOTE 5 YES 0 NO***

Larry made a motion seconded by Angela that Mike continue as AHC Vice Chair.

VOTE 5 YES 0 NO

Subdivisions: Mike has been looking into various subdivisions that are ongoing and the possibility of getting affordable lots. Any subdivision over 3 lots triggers an affordable lot but subdivisions have been slipping around this by only doing 3 lots at a time than returning to the Planning Board at a later date to create more lots according to Mike. The committee did not discuss any particulars.

Adjourned at 8PM

The next Affordable Housing Committee meeting is May9th at 6:30 PM in the 2nd floor conference rm. of Town Hall.

The next Affordable Housing Trust meeting is May 23rd at 7:15 PM in the 2nd floor conference rm. of Town Hall.

Respectfully submitted by Rhonda Conley

Attachments



TOWN OF WEST TISBURY
AFFORDABLE HOUSING COMMITTEE
P. O. Box 278
West Tisbury MA 02575-0278
508-696-0102
affordhouse@westtisbury-ma.gov

May 9, 2017
West Tisbury Selectmen
P.O. Box 278
West Tisbury, MA 02575

Dear Selectmen:

This letter is pertaining to the development of 565 Edgartown Rd. project referred to as Scott's Grove. As the new development will concise of a driveway and building configuration change from the original RFP response of Island Housing Trust (IHT) the Affordable Housing Committee (AHC) wishes to make a recommendation to the Selectmen. The RFP stated the construction would be three triplex-style clusters, for a total of 9 apartments. The new wording in the ground lease is "The Lessee shall construct nine-units within five buildings and associated improvements on the leased Premises (the "Buildings"). The maximum total number of bedrooms is eighteen (18) and there shall be no more than seven (7) buildings total. This building modification is a variation from the original configuration in the RFP. The configuration of the driveway as well is different from the original concept plan. The site plan must include eighteen (18) parking spaces, including 2 handicapped spaces and the circular driveway has been modified removing the circle. The new concept has been approved by the AHC as well as the West Tisbury Fire Chief.

The AHC hopes that the Selectmen will accept these modifications from the original RFP examples. If there are any questions to these changes please contact the AHC or IHT for explanations.

Sincerely,

Larry Schubert, Chair