

Feb. 27, 2018
West Tisbury Affordable Housing Committee
Minutes

Present: Larry Schubert, Mike Colaneri, Ted Jochsberger, Rise Terney and Susan Feller (at 7 PM).

Absent with Regrets: Glenn Hearn and Angela Prout

Also Present: Rhonda Conley, Jeffrey Dubard and Peter Temple

Mike made a motion seconded by Rise to accept the 2/13/18 minutes as written.

VOTE 4 YES 0 NO

ANNOUNCEMENTS AND CORRESPONDENCE

40B Workshop: Rhonda told the members there would be a workshop on 40B Mar. 5, 2018 at the Middleborough Public Library. She cannot go due to a conflict with her other job. Nobody volunteered to attend.

UPDATES

Old Courthouse Rd. Property: The MVC review continued. It was suggested that the town place an ad for building removal (take away). If no response then a dismantling of the building should be considered. Jen Rand, Town Administrator told the MVC the rules for hazard materials within the building must be adhered to and an RFP placed. The next MVC meeting is scheduled for Mar. 8th.

Flat Point Farm: The original MVC review scheduled for 3-15-18 has been rescheduled for 4-5-18. There is no decision yet from Town Counsel (see attached letters and questions). There was a discussion again as to how many lots should be counted, what is a new lot and is designated conservation land lots. All parties do not easily agree upon these. Rise stated the Planning Board does not agree with the count of three affordable lots and believes only one is required. Rhonda was asked to speak with the Building Inspector Joe Terney and get his opinion. Larry said that the ZBA would consider splitting an existing lot in two as only creating one new lot. The committee will wait for Town Counsel opinion.

57 Rustling Oaks Rd.: Mike reported that he had spoken to the bank whom reported a lack of response from the owner. The bank therefore returned the money toward back mortgage payments and is going through with the foreclosure. Town Counsel reported the same. David Vigneault created a maximum resale price for the property of \$290,000.00. Mike reported that DCRHA could help with finding an eligible purchaser possibly in 60 days. The discussion went into the foreclosure process and what if anything AHC or the town could do. Reviewing the covenant and on Town Counsel advise the best that could be done is that the owner would agree to selling the property to an eligible purchaser. Town Counsel has reached out to the owner and her attorney, as the bank has, but with no response from owner. The owner's attorney is only advising her in the divorce. Rhonda will try to contact owner.

Mike made a motion seconded by Ted to move forward with DCRHA looking for an eligible purchaser at 100% of median income at a maximum resale price of \$290,000.00 under the conditions that the home be in good repair. VOTE 5 YES 0 NO

Mike made a motion seconded by Susan to send a letter to the Bank stating the AHC would like to exercise their first right of refusal on the property pending Town Counsel review.

VOTE 5 YES 0 NO

NEW BUSINESS

Scott's Grove: Rhonda presented the amendments to the Scott's Grove documents which changes the assignment of property to "Scott's Grove LLC instead of IHT. **Mike made a motion seconded by Susan to accept the amended changes to the Scott's Grove documents pending Town Counsel approval. VOTE 5 YES 0 NO**

Island Elderly Housing: Peter Temple came to speak about housing for the elderly. He presented a handout (see attached). Temple gave the committee some statistics on income, average stay in long-term care, rest of life accommodations and cost involved in the various choices.

Some of Temple's statistics:

- The average cost of assisted living is \$6,500.00 per month.

- HUD is not doing dedicated elderly housing

- Income of the elderly decreases over the years

- Many island elderly are homeowners.

Temple's building and location suggestions:

- Accessibility such as size of door openings, rooms' sizes, and ramps.

- Visitability if not handicap preparedness

- Location of units on the first floor with no stairs within the facility occupied by the elderly.

- Easy access storage space

- A common area where neighbors and friends can gather. This could contain a laundry facility, the storage lockers, etc.

- Housing dedicated to elderly housing is better with a mix of age groups.

- Location should be close to public transportation, stores and emergency services

- Lighting and paths should consider the needs of elderly such as sight impairment in addition, the use of walkers and wheelchairs.

ONGOING BUSINESS

Lambert's Cove: Larry asked that the committee give some serious thought to what they want to see in this area and be ready to discuss at the next meeting.

Grant: Rise wanted to know what the committee wishes to do about applying for the state grant. As this is not a financial help to obtaining property or legal fees but for technical support, which the committee does not necessarily need, it was decided not to apply.

Adjourned at 8:35 PM

The next AHC meeting will be Mar. 13 2018 at 6:45 PM in the 2nd floor conference rm. of Town Hall.

The next AHT meeting will be Mar. 27, 2018 at 6:30 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

Feb. 15, 2018

Martha's Vineyard Commission (MVC)

Paul Foley, DRI Coordinator/Planner

P.O. Box 1447

33 New York Ave.

Oak Bluffs, MA 02557

Dear Mr. Foley:

Several of West Tisbury Affordable Housing Committee (WTAHC) members attended the Feb. 12th MVC meeting pertaining to the DRI 34-M5 (Flat Point Farm) presently under MVC review. At said meeting WTAHC was advised to seek a legal opinion on the matter of affordable lot allocation.

The WTAHC is seeking a legal opinion as advised. The WTAHC request that the MVC gives the committee time to receive this legal opinion on the West Tisbury 4.4-6 by-law and what number of lots that are within the subdivision should be considered when determining the affordable housing lots allocation.

The WTAHC understands that this is an MVC decision but does hope the Commission takes into consideration the number of times this property has been subdivided and the possibility of future subdivisions.

Sincerely,

Larry Schubert, Chair
West Tisbury Affordable Housing Committee

c.c. Adam Turner, MVC Executive Director
West Tisbury Planning Board
West Tisbury Selectmen

2018

Flat Point Farm Questions from the West Tisbury Affordable Housing Committee to Town Counsel

I have left all the docs I have on this property at Reynolds, Rappaport...law office. The Registry of Deeds electronic files do not go back to 1976 nor do the town records. You will find most of the details in the newest DRI as to the division of the land. We would like clarification on a few points.

Short History

1976- Form A: 4-5 acre lots

2007- DRI 34-M Form A: 12.9 acre lot around existing camp created then sold to Land Bank

2009- MVC approved a preliminary estate plan that was not followed through on. At this time, MVC did not have their 10% affordable housing policy but West Tisbury had a 20% affordable housing by-law. At this time, there were 3 affordable housing building lots in the plan.

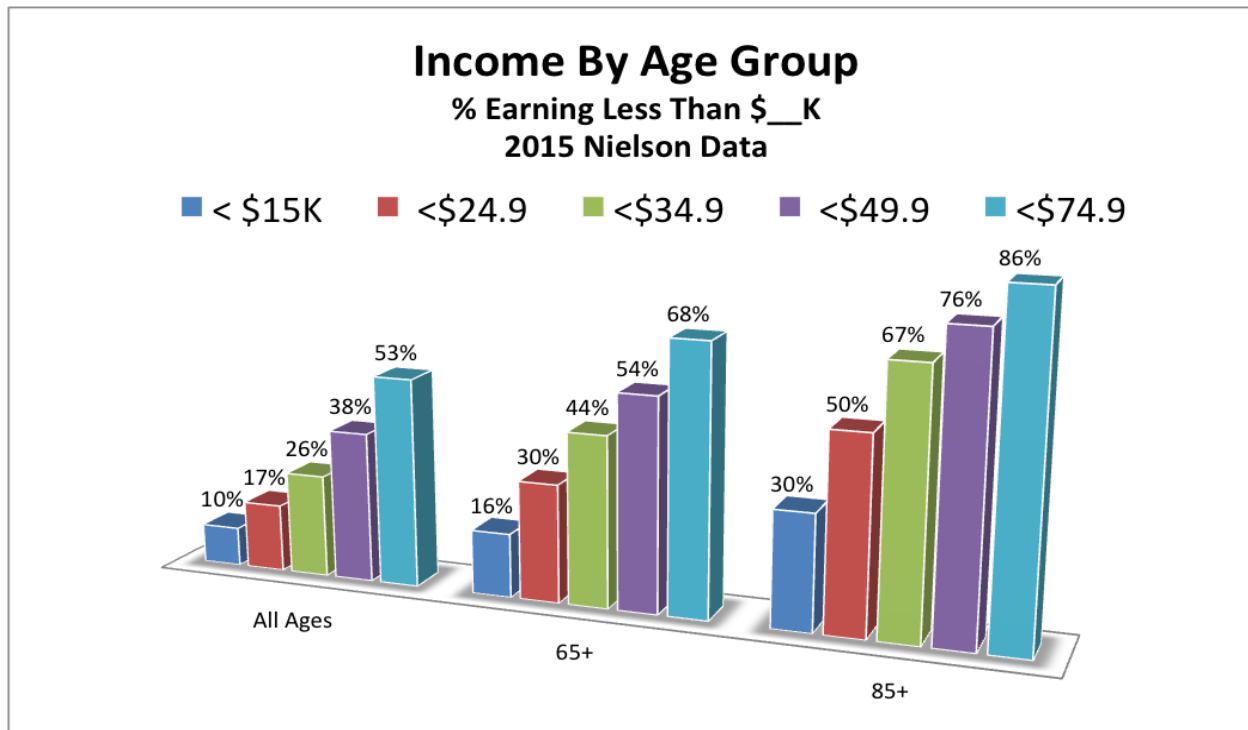
2018-DRI 34-M3 Form B: It wishes to take the 4 existing lots from 1976 and subdivide off 4 more lots thus creating 8 lots and create 5 additional lots around existing buildings on the whole property. This totals 13, 9 or 4 lots not counting the preserved land depending on what you count. They are offering 1 affordable housing lot off site.

I did not find any affordable housing requirements for 1976. There has been affordable housing zoning by-laws since at least 2000. The multi-family zoning bylaw 4.4-6 states any subdivision containing 3 or more lots developed over a 5 year period requires at least 20% of the lots shall qualify as affordable housing.

Questions

- 1. Does this project meet West Tisbury's Zoning By-law Section 4.4-6 affordable housing requirements?**
- 2. Should the first 4 (5 acre) lots be counted?**
- 3. What is the legal opinion of the 4 pre-existing lots being resubdivided and counted in the calculations for affordable housing requirement?**
- 4. Shouldn't the new 5 created lots around the existing buildings be counted?**
- 5. Would this be considered increment subdivision?**
- 6. Shouldn't this be held to the West Tisbury By-law of 20%?**
- 7. Should the number of affordable units be based on 13 lots, 9 lots, or other?**

Please let me know as soon as possible your legal opinion on this. I can be reached at 508-693-3925 if you need any clarification on the material.
As always thank you for your legal advice.



For 6 Island Towns From HAMV Green House Feasibility Study

Mountain Company Universal Design Standards – 11-3-2014

These standards are intended to provide a base line for designing houses to be livable for people with mobility impairments. The goal is to offer design improvements in new residential construction (and renovations where possible) which can enable homeowners to remain in their home and age in place.

We endeavor to incorporate all of the Level One provisions in each of our projects. We offer the Level Two and Level Three options to our clients to give them choices if they want to take visitability and accessibility to a higher standard.

Level One

Absolutes for Visitability

- At least one bath on first floor
- At least one zero threshold entry

- 32" clearance doors at all visitable spaces

Site and Entrance

- "No step" route to be 1:12 slope pathway min. 1:20 preferred
- Accessible entry door threshold to be 1" max. with bevels above finished floor surface on both sides.
- Weather protection from elements to fully cover accessible entry door.

Interior Circulation to Visitable Spaces

- At least one of each of the following readily "visitable" spaces via a "no step" route: Full Bathroom, Bedroom, Kitchen, Dining and Living Space.
- Clear door openings to be 32" min. (34" min. door slab)
- Level changes in circulation route to "visitable" spaces via a ramp \leq 1:12 slope.
- Minimum 38" sheet rock to sheet rock wide halls serving "visitable" spaces.

Bedroom

- Preference is to have a first floor bedroom (or future bedroom/den space) with 36" minimum clearance on one side of a bed.

Half Bathroom (min)

- 3/4" Plywood walls or adequate blocking for grab bars at toilet and shower in visitable Bathroom.
- 33"-36" aff for grab bars. (2 x 12 blocking needed for fiberglass units)

Floors:

- 1/2" max. thresholds between floor surfaces in accessible spaces.

Fixtures and Hardware

- Lever handles on doors

Switches and Controls:

- Electrical switches to be centered above floor at 48" max.
- Thermostats at 48" max. or controlled by remote

Level Two

These are additional optional standards that increase safety, convenience and accessibility of primary use spaces, and support aging in place.

Site and Entrance:

- Access to waste and recycling on accessible route.

Interior Circulation:

- 40" min. width for designated accessible passages and halls.
- 32" min. clear width at all designated accessible passage doors with 18" clear space adjacent to handle side on both sides with 48" clear in front of door.
- Turning radius of 60" or space for a T-turn required in Kitchen, Full Bathroom, Bedroom and Living/Dining area.

Porches and Decks:

- Selected additional porches or decks to be accessible.

Accessible Bedroom Clothes Storage:

Accessible clothing storage may include:

- Adjustable shelving and hanging rod height to accommodate universal reach range (15–48" AFF)
- Drawers on full extension slides
- Place to sit when dressing. 18" high seat. Min. depth 15"/min width 30"
- Easily accessible full-length mirror.

Accessible Bathroom:

General

- Install blocking or plywood layer behind all shower walls and toilet for versatility in grab bar installation (see illustration)
- Adequate maneuvering space (30"width x 48" depth minimum) in front of each fixture.
- Slip-resistant flooring
- Consider outswing doors for rescue access.

Bathing– one accessible shower or tub

Shower

- Curbless with seat (or blocking for seat) adjacent to controls
- 4' x 4' or 3' x 5' min. shower stall (see diagrams for ideal layouts)
- Adjustable height, hand held shower heads with 60" long hose
- Consider trench drains.

Tubs

- If there is a tub, consider a tub deck with 15" transfer surface at the foot of tub (opposite shower head) for seated entry.

Toilet

- Consider a 30" clear space to one side of toilet.
- Avoid separate toilet rooms. Consider creating privacy with a removable storage unit or wall that can be removed to create the 30" side clearance.
- Comfort-height toilets or wall hung at 17–19" AFF
- Locate a GFI outlet close by for addition of personal hygiene system.

Sink/Plumbing

- Customize countertop height to user or provide more than one countertop height. Standard seated is 30"/standing 36"
- Provide clear space under vanity tops or easily removable vanity cabinets for future knee space (27" min. vert. clearance)
- Single lever water controls at plumbing fixtures.
- Sinks and traps designed to allow for future wheelchair use.

Kitchens

Cabinets

- All drawers to have full extension glides.
- Where there are doors, consider pull outs shelves.
- 48" min. clear floor space in front of face of cabinets
- Waste and recycling container on pullout drawers in lower cabinets.

- Pulls or touch latches, rather than knobs on cabinet doors.
- Easily removable base storage that allows for future use as knee space. Most important is sink and adjacent work surface. See diagram re: knee space. Can use pocket doors below sink or rolling cart instead of cabinets.
- Customize countertop height to user.

Appliances

- Ranges and cooktops with controls at front or side.
- Side by side, French door, or refrigerator over drawer freezer styles.
- Glass/ceramic cook top for easy cleaning and/or induction unit for safer cooking.
- Install appliances at comfort heights (15"–48" for controls). No over-the-range microwave.
- Consider wall ovens.

Sinks/faucets

- Single-lever water controls at all plumbing fixtures.
- Pot-filler faucet adjacent to cook top.
- Be sure to consider sink depth as to not interfere with knee space.

Laundry

- Provide space for accessible laundry if appliances are currently located elsewhere.
- Design venting/plumbing in advance, and include diagram in Owners Manual.
- Side by side, front-loading washer dryer with front controls.
- Design at comfort heights for users.
- Consider access to folding surface.
- 48" clearance in front of units.

Windows

- Ability to operate windows from a seated position for adequate ventilation in accessible rooms.
- Consider lower than code minimum for bedroom egress.

Lighting

- Aim for multiple light sources with adjustable controls.
- Avoid glare and shadows.
- Create higher illumination levels on dimmers.

Switches, Controls and Electrical

- Electrical panel should be accessible on main floor with a front clear space of 36" x 48" with main breaker at 48" max.
- Rocker switches at all accessible living spaces.

Level Three

The following options, which have more dramatic design and/or cost implications, are to further facilitate ease of use by people of varying abilities and ages.

Site and Entrance

- All entries to be level entries and passages throughout and leading into and away from home.
- All patios, porches or decks nearly even (1/4" max) with first floor level.
- Package shelf at front door– 15"–48" reach.

Circulation/Stairs

- Design stairs to accommodate future stair lift or space (ex: stacked closets) for future elevator. 42" min. width.
- One continuous handrail at stairs to extend 12" beyond the top and bottom risers and continuous at landings.
- Turning space in all rooms (60" min. or t-turn)
- Utilize color changes, pathway lighting and other visual cues to assist with the challenges facing aging eyes.

Kitchen

- Consider smart appliances, which are wireless network compatible.
- Continuous stretches of countertops for easy sliding of heavy objects.
- Pipe protection where exposed under sinks.
- Integrated rolling carts in place of base cabinets to facilitate wheelchair room below when needed.
- Accessories that improve access to wall and base cabinet storage (examples: roll-out shelves, lighting inside cabinets, lazy susans, pull down uppers).
- Glass doors or open shelves in upper cabinets for visual access to contents.

Bathroom

- Offset controls towards room in tub/shower with adjacent 30" x 48" clear space for seated users
- Hand held shower head to have shut-off on shower end.
- Fine tune grab bars to individual users. There is no universal height or location.
- Plan controls for water source within reach of seat in shower.
- Lighted magnifying mirror

Hardware

- All locks and hardware operable with closed fist and requiring minimum effort.
- Consider keyless locks.
- Electrical outlets at 18" min. height.

Lighting and Color

- Use color contrast to better distinguish changes in surfaces.
- Integrate lighting and color to promote way finding.
- Luminous model switches where critical or night-lights.
- Programmable lighting fixtures, thermostats and outlets.

Technology/Options

- Remote control for selected lighting, security and HVAC systems.
- Smart phone for communicating with lighting, security, entertainment, HVAC. Pre-wire for future install.
- 911 switch/flashing porch light.
- Dual cueing (visual and audio) for doorbell, security, smoke alarms.
- Direct wiring alarm to Police, Fire Dept., EMS.
- Lighting controls that provide adjustability, gradual intensity, motion activation.

- Doorbell intercom.
- Power operated windows.
- Large display panel and controls for thermostats and security system.

Links and Resources

Slip resistant coatings/sealers

- <http://www.precisioncoatingsinc.com/products-slipshield1000.html>
- <http://www.ndclean.com/>
- http://www.noskidsafety.com/slip_resistant_floor_finishes.aspx
- tapes, appliques,
- <http://www.antisliptapeshop.com/Category/Non-Slip-Flooring-Tape/144?gclid=CK-t8sPqj70CFQ2hOgod6CoAdw>

UD resources

Delta faucet UD showers and tub-

- <http://www.deltafaucet.com/bath/bathing-systems/index.html>

Trench-style drain- Quick Drain linear drains- great design, install support/info

- <http://www.quickdrainusa.com/?gclid=CJ7vkLbpj70CFsWdOgodszQAHA>

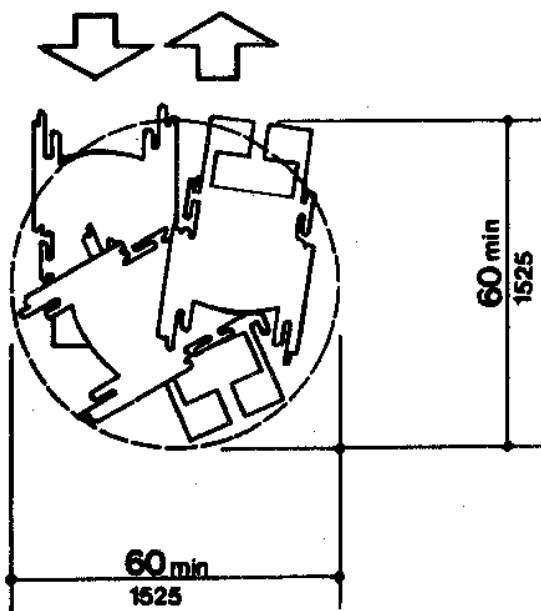
Level entry shower system:

- <http://www.renovativebath.com/les.cfm>

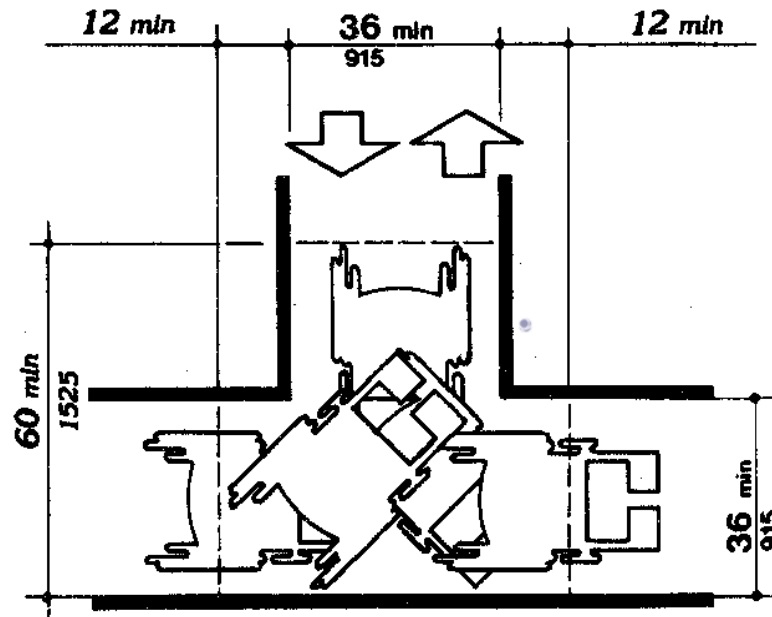
Curbless Shower detailing/Ramps/pipe protection panels:

- http://www.ncsu.edu/ncsu/design/cud/pubs_p/ptechsheets.htm

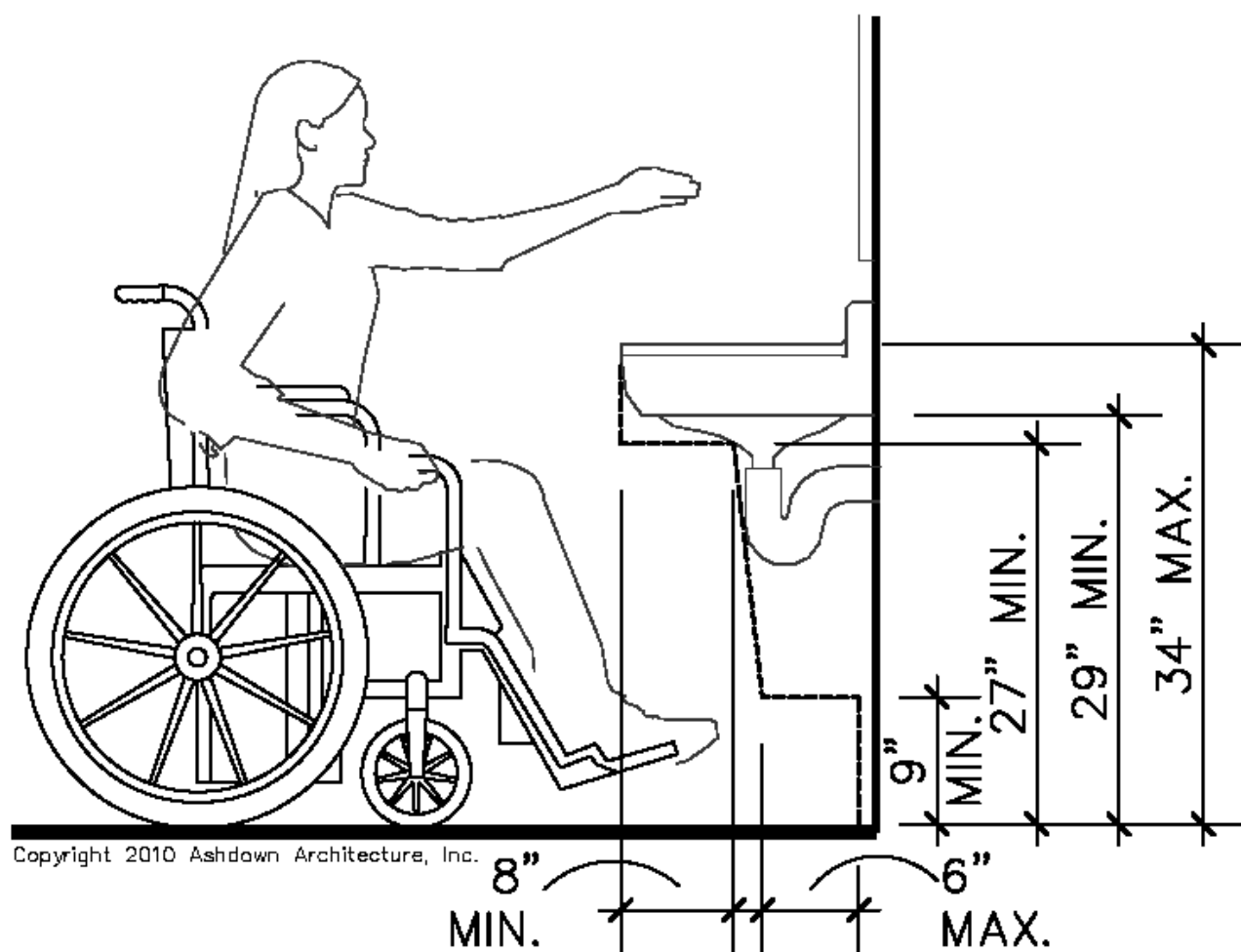
Diagrams



Turning radius



T-Turn



The Nielson data also shows 2015 Median HH Income of \$69,385 for the Island, but by age group the range is:

- 45-54 = \$84,172
- 55-64 = \$78,208
- 65-74 = \$59,813
- 75-84 = \$32,684
- 85+ = \$25,085

