

Sept. 27, 2016
West Tisbury Affordable Housing Committee
Minutes

Present: Larry Schubert, Mike Colaneri, Henry Geller, Ted Jochsberger, Glenn Hearn, Vickie Thurber

Present 1/2: Angela Prout

Absent with Regrets: Susan Feller

Also Present: Rhonda Conley

Mike made a motion seconded by Glenn to accept the 9/13/16 minutes as written.

VOTE 5 YES 0 NO 1 ABSENT

ANNOUNCEMENTS AND CORRESPONDENCE

Building Inspector Letter: Rhonda presented the letter to the building inspector (see attached).

Mike made a motion seconded by Henry to send the letter to the building inspector.

VOTE 5 YES 0 NO 1 ABSENT

Holtham Letter: Rhonda presented the letter to the Holthams (see attached) in response to their letter to the committee. ***Mike made a motion seconded by Henry to send the letter with the revision of conveying their message to IHT.*** **VOTE 5 YES 0 NO 1 ABSENT**

Refinance Inquiry: Rhonda said she had received an inquiry from a bank for the Capeces to refinance. Rhonda told the bank that there is a process and sent her the process letter stating that this letter had recently been sent to the Capeces. Rhonda told the agent to please have the Capeces contact her with any questions. The committee stated that the process should be followed and Rhonda should ask for a copy of the appraisal.

REPORTS

Joint Affordable Housing Group: Rhonda attended the meeting and reported that there was talk about the Housing Production Plan (HPP) to be held in each town over the next few months. The majority of the JAHG were disappointed with Edgartown's affordable housing restrictions only lasting 10 years on new affordable building lots. The group also hopes to have the definitions and changes to town bylaws they have been working on placed on Town warrants at annual town meetings.

Mass Housing Partnership (MHP) Workshop: Rhonda attended the workshop on municipal trust and how they may work. She stated the handouts are available on line and she had sent the link to everyone. Subjects covered were how funded, initiating programs, fair housing rules, legal issues. Rhonda asked MHP legal counsel about using CPA funds for the water tank at the Fire Station. Counsel stated as this was a requirement of the fire chief that the full cost could be considered a predevelopment cost and CPA funds received for predevelopment could be used.

All Island Planning Board/ WT Planning Board: Henry reported the group AIPB met in West Tisbury where two of the main subjects were fire protection and regional planning for the State Forest.

ONGOING BUSINESS

Housing Production Plan (HPP): Most members of the committee attended. Larry thought the exercise was good though the attendees seemed to be the regular housing supporters. Mike stated that the WT Assessor told him the figures were off. He contacted Peter Temple and Temple said he would look into it. Rhonda also said the affordable houses were not all counted as they were not subsidized. Larry believes the threat of 40B projects appear to be hollow. Ted stated there should be a working draft of these workshops at an island presentation Jan. 23, 2017.

Fire Station Lot: Vickie asked to get the project name settled. The name choices Vickie prepared were 1. Scott's Grove 2. Scott's Pine Grove 3. Scott's Pines 4. Scott's Station 5. Scott's Way. ***Ted made a motion seconded by Vickie to name the fire Station Lot (565 Edgartown -West Tisbury Rd.) development Scott's Grove. VOTE 6 YES 0 NO***

The water tank as discussed at the Trust meeting will be on the annual Town Meeting with the cost split between town funding and predevelopment funds.

Fair Housing Market Law (see attached) and renting of apartments discussion at Trust stated that the law should be made clear to the voters and the law placed on the web page.

C. Hodgkin's email (see attached) was discussed. The various points dealing with the RFP and award being changed the committee said are mute points as they were voted and passed. Larry will attend the FinCom meeting which Hodgkin is a member.

Rhonda informed the committee the Fire Chief has approved a hammerhead instead of a circle road due to the changes that must be made in the wells and septic.

IHT will meet with the Park and Recreation Committee to discuss the development Oct. 5th.

IHT will have another Public Forum at the West Tisbury Library at 5 PM on Oct. 6th.

NEW BUSINESS

The committee discussed moving the meetings up a half hour. Rhonda will speak with the Conservation Committee about it as they have the room before the AHC.

Adjourned at 8:28PM

The next AHC meeting will be Oct. 11, 2016 at 7PM in the 2nd floor conference rm. at Town Hall.

The next AHT meeting will be Oct. 25, 2016 at 7:15 PM in the 2nd floor conference rm. at Town Hall.

Island Housing Trust will have a Public Forum at 5 PM in the WT Library on Oct. 6, 2016.

Respectfully submitted by Rhonda Conley