

**Sept. 13, 2016
West Tisbury Affordable Housing Committee
Minutes**

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

Absent with Regrets: Susan Feller and Angela Prout

Also Present: Rhonda Conley and Derrill Bazy

Glenn made a motion seconded by Mike to accept the minutes of 8/9/16 and 8/23/16 as written.

VOTE 5 YES 0 NO 1 ABSTAIN

INVOICES

Henry made a motion seconded by Mike to pay DaRosa Office Supplies \$146.24 for supplies.

VOTE 6 YES 0 NO

Town counsel invoice covered a refinance and two town property inquiries. **Henry made a motion seconded by Mike to recommend to the Affordable Housing Trust payment of this invoice totaling \$1,619.97. VOTE 6 YES 0 NO**

ANNOUNCEMENTS AND CORRESPONDENCE

Lambert's Cove Lot: Still no word from Town Counsel. There are invoice charges for work.

School Lot: Same as above.

JAHG: Rhonda stated the Joint Affordable Housing Group will meet Wed. Sept, 14th at 4 in the MVC building. She will attend.

Secondary Loan Market: Rhonda received an email from a bank officer asking about refinancing with a Secondary Market Loan. Not being certain about how the AHC guidelines for refinancing fit the officer asked for AHC input. Rhonda responded that this would be an attorney decision and that the committee has not dealt with this issue before and suggested the bank client contact an attorney. The committee suggested that possibly David of DCRHA or Phillippe of IHT could educate the committee on such.

Special Town Meeting: There will be a special town meeting on Nov.1, 2016 at 7 PM at the West Tisbury School. The warrant will close on Sept., 20th. Island Housing Trust CPC application will be on the warrant.

Housing Production Plan (HPP): The workshop will be held 4-6:30PM at the Public Service Building.

Community Development Block Grant (CDBG): There will be Public Information Sessions through Sept. none on island. These sessions will be used to discuss proposed changes to the CDBG program.

NEW BUSINESS

House Demolition: Mike spoke of a home demolition and how it is handled by the Building Inspector. The only requirement before a building is razed is that the Town Building Inspector view and decides the buildings fate. The bylaw gives complete control to the Building Inspector.

Larry asked that Rhonda prepare a letter to the Building Inspector asking him to please contact AHC before making a decision on a demolition permit. The AHC may be able to facilitate the building's use elsewhere. A request for a written response from the Building Inspector should be requested.

ONGOING BUSINESS

Fire Station Lot: Mike attended the Selectmen's meeting who spoke to Town Counsel about the water tank (see attached). Mike reported that counsel said 1/2 from the town and 1/2 from AHC project should be the request for funding.

Derrill Bazy gave IHT's update on the project. He stated there is a major snag with water access. Bazy explained the new rules governing private and public water systems. DEP states that if a single property serves more than 12 bedrooms it has to go to DEP and they have the discretion to determine whether the project has a public or private water system installed. The public system has greater rules and regulations to follow; cost is higher and requires more vacant land around the wells. As this project has more than 12 bedrooms it will require a public water system. This means the wells cannot go where originally planned. This changes the setup and requires negotiations with the State Forest Dept. and moving of the septic system on original plans. The financial burden will add to the upfront cost as well as the operating cost. Bazy figures it will add a large sum to the upfront cost than a cost for certifying the system every year.

Bazy showed the revised concept plan (see attached). He will discuss these new plans with the Fire Chief and Park and Recreation. He meets with Park and Rec on Oct. 5th.

He also had a new layout for the buildings and road which he presented to the committee on the concept plans. This plan entailed changing the road from a circle to a road with a hammerhead turn out and two clusters of buildings with buildings similar to the plans the IHT is presenting for the Kuehns Way project in Vineyard Haven. The plan has 2 clusters of 4 apartments with the 9th separate, attached or eliminated. The committee stated the 9th apartment shall not be eliminated. The plan only had 16 parking spaces and the committee wants 18 with the handicap space being close to the building with the handicap apartment. This new plan may bring the building cost down. Larry took a consensus of the committee and everyone agreed the new plan is fine though the previous building design was better.

Ted made a motion seconded by Mike to support the new concept and for Bazy to speak to the Fire Chief on this new concept.

VOTE 6 YES 0 NO

There was discussion about local preference and the Fair Market Law. The local preference according to the Fair Market Law only allows for 70% local preference and only for the first rental lottery after that rentals must be open to all.

Holthams, abutters to the project sent a letter voicing their concerns (see attached). The committee asked that Rhonda prepare a thank you letter in response.

Vickie has been working on names for the project with these three being her possibilities:

1) Scott's Grove, 2) Scott's Pine Grove and 3) Scott's Pines The members will think about and decide at future meeting.

Housing Production Plan: Ted told the committee that the HPP meetings had been posted on the website, Island Talk, bulletin boards as well as the newspaper. The first meeting will be Sept. 19th at 4 PM in the Public Service Building.

Under Secretary Meeting: Ted attended the meeting at Island Housing Trust with the Under Secretary where housing was discussed. He stated the attending people gave the Under Secretary a lot to consider on the housing issues.

Adjourned at 8:30 PM

The next Affordable Housing Committee meeting will be Sept. 27, 2016 at 7 PM in the 2nd floor conference rm. of Town Hall.

The next Affordable Housing Trust meeting will be Sept. 27, 2016 at 7:15 PM in the 2nd floor conference rm. of Town Hall.

The next Housing Production Plan meeting will be Nov. 14th. at 4 PM in the Public Service Building.

Respectfully submitted by Rhonda Conley

Attachments

From: MIKE COLANERI <MCPA72@hotmail.com>
Sent: Sunday, September 11, 2016 3:24 PM
To: RHONDA CONLEY; LARRY SHUBERT; VICKY THURBER; tjochsberger;
ANGELA PROUT; 'Glenn Hearn'; HENRY GELLER
Subject: water tank estimates

September 5, 2016
Board of Selectmen
Fire chief
WTAHC

A comparison of costs as per the discussion at the selectmen's meeting of August 24, 2016

Question 1:

What would be the approximate cost to the town to the project to install a ten thousand gallon fiberglass firefighting water storage tank with well, pump, outside lighting and a suitable Paved parking area on the proposed WTAHC project site at Map 31 Lot 36

QUESTION 2:

What would be the approximate cost be to remove an existing old steel ten thousand gallon in ground water storage tank and install a twenty thousand gallon fiberglass firefighting water storage tank in the same location.

Question 1 answer;

Direct burial ten thousand gallon fiberglass water tank at \$15-\$18,000 delivered to WT. These tanks measure about 10 feet in diameter and 20+ feet long and weigh about 4 thousand pounds. Excavation, clearing and Installation of tank to be backfilled with pea-stone +/- \$30,000.00 Six inch well approximately 60 feet deep with a 145 gal per minute pumping capacity as per bylaw regulation with complete plumbing and electrical installation +/- \$10,000.00.

Lighting and paved area to support the tanks operation
+/- \$40,000.00.

Total approximate cost.... +/- \$98,000.00.

Question #2;

Remove Old steel tank at Station one and replace with new twenty thousand gallon fiberglass tank. Cost to include all new plumbing

hookups. Twenty thousand gallon fiberglass direct burial firefighting water storage tank.

Total cost delivered to Station one=/- \$30,000.00.

Cost to excavate, remove and dispose of old tank, prepare site for installation of new tank and install new tank and backfill with pea stone and all the +/- \$22,000.00

New plumbing hookup from well to new tank +/- \$15,000.00

Total approximate cost \$67,000.00

In summary.....

One has to keep in mind that we are not "comparing apples to apples", but proposing a cost

Saving solution to a situation that has been presented to the WTAHC and it will require serious

and careful consideration, and not to forget the potential for monetary savings to the town.

The benefits of replacing the old smaller steel tank at station one (that will need replacing.

possibly sooner rather than later) and replacing it with a new larger capacity fiberglass tank,

which is only a few hundred feet from the proposed development site, but will serve the larger?

community in the area and throughout the town, with a new larger water capacity fiberglass

tank, is a more complex question.

Complicating the situation are monies that the WTAHC has left over in the "pre development

funds" and monies in the WTAH trust Fund, that could possibly be used to partially or

completely fund this project at station one.

Note: These estimates are to be used for estimating possible costs, and were obtained by

phone from suppliers and professionals in this field of work.

I am also not responsible for any errors, typos or omissions in the information obtained

for or contained in this report!

Respectfully submitted,

Michael Colaneri

Vice Chairman WTAHC