

August 23, 2016
West Tisbury Affordable Housing Committee
Minutes

Present: Mike Colaneri, Glenn Hearn, Ted Jochsberger, Angela Prout and Vickie Thurber

Absent with Regrets: Susan Feller, Henry Geller and Larry Schubert

Also Present: Rhonda Conley, Phillipe Jordi, Executive Director of Island Housing Trust and Derrill Bazy, Project Director of IHT, Amy and William Hoff and other members of the public

IHT Forum

Island Housing Trust (IHT) held a public forum on the Fire Station Project (565 Edgartown-West Tisbury Rd.) at 5:30 PM which the above committee members attended. The following are the notes from that forum.

Phillipe Jordi, Executive Director of IHT told the public that the IHT is looking for the public's comments and questions on the project. Derrell Bazy, Project Director said that listening to the abutters and public is a major part of the process. He showed the concept design and the revised concept design of the IHT. They stated that the Dukes County Regional Housing Authority is the proposed property manager of the project upon completion.

The question about rotating the buildings was answered with the problem of the circle drive requested by the Town Fire Chief, bike path from State Forest and ballfield making the placement limited. This led to a conversation of changing the circle which would have to be okayed by the Fire Chief who wishes to have optima passage for firefighting. Abutters stated their concerns with headlights at night. There is a 50 ft. no cut zone on the neighbor side and if other coverage is needed Derrell said it would be planted. One public member said that planting before building may be a good idea.

How many adults hypothetically could be living here asked one person. Jordi stated that many of these households are single parents with one or two children. As there will be 18 bedrooms in 2 one bedroom, 2 two bedroom and 2 three bedroom apartments there could be 12.

Parking will be for 18 cars with an area for each cluster.

The ballfield parking will also be addressed. On the concept plan there are 33 spaces but this may only be 24 depending on the IHT's meeting with Park and Recreation Committee. The Park and Rec have stated they wish to keep the road buffer vegetation.

The entrance apron and road into the project were discussed. The apron will be leveled to the main road and be wide enough for two vehicles (24 ft.). The drive in will be cleared 20 ft. with the road being 16 ft. wide stated Jordi. The particulars of entrance to project and ballfield still need to be figured out.

The discussion went back to the location of the buildings. The question was asked why the front area was not being used for building. Mike Colaneri stated that the front area was being used as a road vista for view and sound, also for safety of the young families living in the development. He also said the cluster developments help preserve the land. Jordi referred to the Eliakims Way housing and suggested the audience visit it.

Other location for the septic was discussed with no plausible place figured out.

As the meeting came to a close Jordi told the audience that IHT is still looking at various building possibilities (stick, panel or modular) and discussing solar power. Derrell stated that he will work on getting the building area staked out for viewing.

Jordi explained that the IHT still had to come before the Planning Board for a hearing, talk with the Fire Chief, Board of Health, and Park and Rec. When this was completed there would be the drawing up and signing a Development Agreement and Ground Lease with the Town.

The last suggestion was that IHT have another public meeting in 3-4 weeks to let the public know the progress which Jordi agreed is a good idea.

AHC Minutes

After the public meeting the AHC members gathered.

Hoff Refinance: Rhonda presented the letter and figures for the Hoff's' refinance request. They are requesting a refinance of \$230,000.00 with Santander Bank. This would be a term of 15 years at 2.875% interest rate. ***Ted made a motion seconded by Vickie to approve the refinance loan of \$230,000.00.***

VOTE 5 YES 0 NO

Fire Station Project: Rhonda told the members of her conversation with Jen about the water tank the Fire Chief is requesting for the project. The subject is on the Selectmen's agenda for tomorrow, Wed. the 24th. This cost will need to go out to proper bid and the cost will probably need to come out of Affordable Housing Trust funds. As the predevelopment funds do not contain the amount needed Rhonda asked if the AHC wish to apply for CPC funds. Mike stated there are other funds in the AHT coffers that could be used. This would leave the funds low for future project start up. ***Vickie made a motion seconded by Ted to apply for \$50,000.00 in additional predevelopment funds for the Fire Station Project.*** **VOTE 5 YES 0 NO**

Further agenda items were postponed to a future meeting.
Adjourned at 7:15PM

The next AHC meeting will be Sept.13, 2016 at 7 PM in the 2nd floor conference rm. at Town Hall.
The next AHT meeting will be Sept. 27, 2016 at 7:15 PM in the 2nd floor conference rm. at Town Hall.

Respectful submitted by Rhonda Conley