

Nov. 10, 2015
West Tisbury Affordable Housing Committee
Minutes

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

Absent with Regrets: Mike Colaneri

Also Present: Rhonda Conley and Michael Holtham

Ted made a motion seconded by Glenn to accept the 11/3/15 minutes as written.

VOTE 4 YES 0 NO 1 ABSTAIN

INVOICES

Glenn made a motion seconded by Vickie to recommend to the Trust to pay land surveyor invoice for \$2,097.50 for the Fire Station Lot. VOTE 5 YES 0 NO

Glenn made a motion seconded by Vickie to pay invoice from town counsel for review of Accessory Apartment Affidavit of \$217.63 from AHC's legal budget. VOTE 5 YES 0 NO

Vickie made a motion seconded by Glenn to recommend to the Trust to pay invoice to town counsel for review of Island Housing Trust Proposal for funding by the Trust of \$800.87.

VOTE 5 YES 0 NO

Vickie made a motion seconded by Glenn to recommend to the Trust to pay invoices totaling \$408.50 from town counsel for the legal fees in the refinancing of Dowd property. VOTE 5 YES 0 NO

ANNOUNCEMENTS AND CORRESPONDENCE

Accessory Apartment Inquiry: Rhonda said she had an inquiry about adding a bedroom to an accessory apartment. She told the property owner that this would be a question for other town dept. (ZBA, Board of Health and Building Inspector). She sent the owner the accessory apartment guidelines.

Joint Affordable Housing Group: There will be a meeting Wed. Nov. 18th from 4-5 PM. Still no volunteers to represent the AHC.

Intro to the Zoning Act: There will be a discussion of proposed amendments to MGL, chapter 40A and zoning reform legislation: S122 Sat. Nov. 21, 2015 8:30-10:30 AM at the MVC.

REPORTS

Planning Board: Henry stated that the Planning Board had several questions:

1. Where are the financial records of the AHC kept?
2. What about office hrs. during Town Hall hours for the AHC admin. asst.?

Rhonda stated that the financial records are at Town Hall and that Bruce handles invoices for both the AHC and the AHT. She also keeps copies of expenses in the files.

The Planning Board feels the AHC should have set Town Hall hours. After discussion the committee decided to let Rhonda research with the CPC admin. asst. whom she shares a desk with as to what will work for both of them. *Henry made a motion seconded by Vickie that Rhonda will work 2 hours a week in Town Hall during regular Hall hours. Hours to be determined after Rhonda speaks with other Town Board admins. VOTE 5 YES 0 NO*

Rhonda stated she also takes calls at home and is willing to schedule appointments.

ZBA: Larry stated that a few ZBA members did not care for the "enthusiast" wording and may have density issues with the Fire Station Lot Project.

CPC: Rhonda had asked the CPC about whether CPC warrant articles wording can be changed on the floor at Town Meeting. Pam did not know the answer but will check with the CPC when they meet next. Glenn restated that more CPA project proposals are becoming regional.

Fire Station Lot: There was a discussion of points to state at Town Meeting pertaining to the warrant article. Points:

1. Density-Presently there are areas where a house and accessory apartment are on one acre. This project puts 1.8 apartments per acre
2. Clarify the reason for the amendment to the 2014 warrant article. The 2014 article did not state properly Phase 1 and Phase 2 of proposed project.
3. Explain the large number of buildings. Triplexes are considered two buildings not one.

Vickie made a motion seconded by Glenn to accept the final handout draft as written with spelling corrections (see attached). VOTE 3 YES 0 NO 2 ABSTAIN

The committee decided that Mike should speak to the project as he has been the lead on it. Others will speak to questions, concerns and housing needs.

Accessory Apts.: Decision made at previous meeting.

Public Comment

Michael Holtham stated he is interested in joining the AHC.

Adjourned at 8PM

The next meeting will be Tues. Nov. 24, 2015 at 7PM in Town Hall 2nd floor conference rm.

The next AHT meeting will be Tues. Nov. 24, 2015 at 7:15 PM in Town Hall 2nd floor conference rm.

Respectfully submitted by Rhonda Conley

TOWN OWNED FIRE STATION / BALL FIELD LOT RENTAL HOUSING PROPOSAL

Rental housing is our single greatest need today.

This proposal by the West Tisbury Affordable Housing Committee has been in the planning stages for over two years. We are at the stage now to acquire more information for the next phase of this concept plan.

A positive vote will not require any money to be raised.

It took over a year to get this town owned property (4.9 acres), title cleared, title insurance issued, a survey completed and the lot bounded. The engineered plan is a "concept plan". This rental housing complex, with a maximum of seven buildings and eighteen bedrooms, will also leave a major portion of the property available to the town for future use.

This property is located on the West Tisbury/Edgartown Road convenient to the VTA bus route, bike path, state forest, fire station and a short walk or bike ride to the library, Alleys store, church and the town hall.

Consideration has been made to place the proposed access road and project buildings as far from the neighbors and the highway as possible. The Gretchen Manter Ball Field will remain unchanged and parking enhanced.

Density is approximately 1.8 apartments per acre.

The West Tisbury Affordable Housing Committee has held public meetings, and meetings with almost every town board over the past year, and the proposal has been received with enthusiasm and support.

In Summary;

The money has already been appropriated at a previous town meeting.

There will be Public Meetings throughout the development process.

This is the RIGHT PROJECT IN THE RIGHT PLACE AT THE RIGHT TIME.

West Tisbury Affordable Housing Committee ask for your Yes Vote on Article #7 and #8 so this much needed Project may move forward.