

**Nov. 3, 2015**  
**West Tisbury Affordable Housing Committee**  
**Minutes**

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

**Absent with Regrets:** Henry Geller

**Also Present:** Rhonda Conley and David Vigneault

Mike made a motion seconded by Ted to accept the 10/13 and 10/20 minutes with grammar corrections. **VOTE 3 YES 0 NO 2 ABSTAIN**

**No Invoices**

**ANNOUNCEMENTS AND CORRESPONDENCE**

**Trust Workshop:** Rhonda told the committee about a workshop in Dec. on affordable trusts. *Mike made a motion seconded by Vickie to send Rhonda to the workshop.* **VOTE 5 YES 0 NO**

**Jampel Letter:** The support letter for Jampel homesite lot presented for signature. Larry asked that the date be changed than he will sign (see attached).

**Info Request:** Rhonda stated she has had a request for information on land disposition and RFP on the Habitat for Humanity project. The committee gave her permission to share the info.

**Island Housing Trust (IHT):** Rhonda asked if the IHT letter in support should be sent to CPC. The committee said yes with the counsel comments included (see attached).

**Joint Meeting:** The committee discussed the Selectmen's request for a joint meeting with AHC about the Welles property. This is tentatively scheduled for 11/18/15 at 4:30 PM

**REPORTS**

**CPC:** Glenn spoke about the CPC applications CPC will be reviewing and how funding requests have become more regional requests over town project requests.

**No other reports**

**ONGOING BUSINESS**

**Fire Station Lot:** The committee reviewed handout Mike presented (see attached). There was a discussion as to whether the proposal needs to go back for town vote after the RFP. It was decided it does not as no other RFP has went back for a vote. The handout was rearranged and corrections to wording done. It is believed 125 copies will be needed. Rhonda was asked to contact CPC as to whether CPC articles can be changed on the floor. She is also to post handout at various spots and contact newspapers for coverage.

**Welles Property:** Mike and Vickie met with Rob Welles and discovered he does not wish to sell the property. Mr. Welles will entertain selling the 1st right of refusal to the back lot and a possible ground lease to a non-profit for affordable housing units on the property. AHC may encourage non-profits to pursue this. No money figures were discussed.

**Accessory Apartment Affidavit:** David Vigneault discussed the town counsel comments on the DCRHA's involvement with the affidavit and accessory apartment letter. Vigneault suggested the town hall staff take a larger role but the committee wish to keep the way it is presently. Further discussion will be held at a future meeting.

Adjourned at 8:30 PM

**The next meeting will be Nov. 10, 2015 at 7PM in town hall 2nd floor conference rm.**

Respectfully submitted by Rhonda Conley



TOWN OF WEST TISBURY  
AFFORDABLE HOUSING COMMITTEE

P. O. Box 278

West Tisbury MA 02575-0278

508-696-0102

[affordhouse@westtisbury-ma.gov](mailto:affordhouse@westtisbury-ma.gov)

Nov. 3, 2015

West Tisbury Planning Board  
PO box 278  
West Tisbury, MA 02575

Dear Planning Board Members:

Michael Jampel came before the Affordable Housing Committee on the evening of Oct. 13, 2015 asking for our support of his creating a homesite lot. The committee voted to support his application to create an affordable homesite lot off of Bailey Park Rd. The understanding of the committee is that there are no binding rules with the present property. It was agreed that Mr. Jampel and the recipient of the affordable homesite must meet and follow the affordable housing guidelines as presented to them by the committee and within the homesite guidelines given to Mr. Jampel.

Sincerely,

Larry Schubert, Chair

West Tisbury Affordable Housing Committee



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AFFORDABLE HOUSING TRUST

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Nov. 3, 2015  
Island Housing Trust  
PO Box 779  
West Tisbury, MA 02575

Dear Executive Director Jordi:

The West Tisbury Affordable Housing Committee voted in support of Island Housing Trust's CPC application dealing with accessory apartments. Town Counsel review of the proposal on behalf of the Affordable Housing Trust found that State laws governing Trusts state a Trust is to "create or preserve" affordable housing. The statute does not include funding "support" therefore the Trust had to refuse funding of the proposal.

Sincerely,

Larry Schubert, Chair  
West Tisbury Affordable Housing Committee

## TOWN OWNED FIRE STATION / BALL FIELD LOT RENTAL HOUSING PROPOSAL

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 A POSSIBLE NEXT PHASE OF THIS CONCEPT PLAN.

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" AND THE TOWN WILL HAVE AN OPPORTUNITY TO VOTE FOR A DEFINITIVE PROPOSAL AT ANOTHER FUTURE TOWN MEETING FOLLOWING MORE PUBLIC INPUT.

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 BALLELD 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;

RENTAL HOUSING IS THE GREATEST NEED TODAY, AS DOCUMENTED BY THE RECENT MVC HOUSING NEEDS STUDY.

THERE IS NO MONEY TO BE RAISED BY A POSITIVE VOTE FOR THESE ARTICLES. THE MONEY HAS ALREADY BEEN APPROPRIATED AT A PREVIOUS TOWN MEETING.

THIS IS THE RIGHT PROJECT IN THE RIGHT PLACE AT THE RIGHT TIME.

THE TOWN WILL GET A CHANCE TO REVIEW AND VOTE AGAIN ON A FINAL PROPOSAL, WHEN OUR "REQUEST FOR PROPOSALS", ESTIMATED COSTS AND POSSIBLE FINANCING OPTIONS ARE COMPLETED.

PLEASE VOTE YES ON ARTICLES #7 AND # 8 SO THIS MUCH NEEDED PROJECT MAY MOVE FORWARD.