

Jan. 9, 2018
West Tisbury Affordable Housing Committee
Minutes

Present: Larry Schubert, Mike Colaneri, Susan Feller (by phone), Ted Jochsberger and Rise Terney

Absent with Regrets: Glenn Hearn and Angela Prout

Also Present: Rhonda Conley

Resignation: Vickie Thurber

Larry announced that he had received Vickie Thurber's resignation from the committee and the Trust effective immediately. Larry responded thanking her for all her work to promote and help create affordable housing. This leaves the committee without a Board of Health representative to the committee. Rhonda suggested committee alternate Angela Prout may wish to be the Board of Health representative. ***Mike made a motion seconded by Rise to recommend Angela to the Board of Health as their rep to the AHC. VOTE 5 YES 0 NO***

Mike made a motion seconded by Ted to accept the 12-12-17 minutes as written.
VOTE 5 YES 0 NO

INVOICES

Town Counsel: Rhonda presented an invoice from town counsel dealing with lease amendment. Mike made a motion seconded by Rise to recommend to the Trust to pay Reynolds, Rappaport, Kaplan and Hackney invoice for \$759.50. **VOTE 5 YES 0 NO**

ANNOUNCEMENTS AND CORRESPONDENCE

Town Report: Rhonda stated that it's Town Report time. She will work on and present at next meeting.

Old Courthouse Rd.: Rhonda announced that the MVC will hold a DRI hearing on the demolition of Old Courthouse Rd. Fire House on Feb. 15, 2018 at 7 PM. The Pre-Land Use Planning Committee (LUPC) meeting will be Jan. 30th or 31st. Jen asked that an AHC rep attend the meeting to explain the possible use of the property for affordable housing.

NEW BUSINESS

Trust Guidelines: Rhonda is preparing a Trust fund list of possible use of the funds from the MHP and MA laws governing municipal trust use. She will provide the list along with the MHP guide for members. There was a short discussion of the cans and can'ts of a municipal trust.

AHC GUIDELINES: As Island Housing Trust (IHT) has asked for clarification in the zoning bylaws dealing with affordable housing rentals the committee is revisiting the guidelines. The language to include shall state review, determination and length allowed to rent. ***Mike made a motion seconded by Ted for Rhonda to prepare the new policy on Affordable Home Owners renting their homes for the committee to review and vote. VOTE 5 YES 0 NO***

Lambert's Cove Property: Larry stated that the deed was no longer inhibited with conditions and the members should decide what they want to see there. Mike suggested a Public Forum. Others thought a Public Forum was premature. Points thought to be necessary before plans were 1) setbacks 2) septic capacity 3) number of bedrooms allowed 4) water (well) 5) access possibilities. Mike suggested talking to an engineer. Others suggested talking to the Building Inspector and the Board of Health. After a short back and forth as to what members wished to see there Larry tabled for the next meeting. Rhonda is to bring a map with setbacks for the review.

Flat Point Farm: The Farm has been referred to the MVC as a DRI. Mike spoke of the history of the property stating that it had been reviewed as a Form B-Estate Trust by the MVC as a project of regional

impact (DRI) previously. He stated if this development goes through there will be 17 lots. The first studied DRI included 3 affordable housing lots. This has one (see attached). Larry stated the affordable lot(s) could go to family members if they qualify for affordable housing. Rhonda presented the letter to the MVC (see attached). **Mike made a motion seconded by Ted to accept the letter as written. VOTE 5 YES 0 NO**

UPDATES

Scott's Grove: Rhonda reported that the DEP is still under review.

57 Rustling Oaks: Rhonda received the foreclosure notice to the town. The discussion of what to do pursued. The owner has acquired a lawyer and may be pursuing a way to keep the property. If this falls through, ideas ranged from becoming trustees of the property till find an eligible purchaser and purchasing the mortgage. Rhonda will contact Isabelle Lew, town counsel, as to whether Rockland Trust will let us take over debt when owner is foreclosed until find an eligible purchaser.

WARRANT ARTICLES

Rhonda informed the members that warrant articles need to be drawn for the CPC funds, Fire Dept. water tank contribution, AHC Old Courthouse Rd. transfer and AHC-Lambert's Cove transfer. Rhonda will work on drafts for the next meeting.

Adjourned at 8 PM

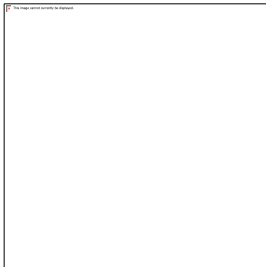
The next Affordable Housing Committee meeting will be Jan. 23, 2018 at 6:30 PM in the 2nd floor conference rm. of Town Hall.

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

Respectfully submitted by Rhonda Conley

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ATTACHMENTS



TOWN OF WEST TISBURY

AFFORDABLE HOUSING COMMITTEE

P. O. Box 278

West Tisbury MA 02575-0278

508-696-0102

affordhouse@westtisbury-ma.gov

Jan. 9, 2018

Paul Foley, DRI Coordinator/Planner

Martha's Vineyard Commission

P.O. Box 1447

33 New York Ave.

Oak Bluffs, MA 02557

Dear Mr. Foley:

It has come to the West Tisbury Affordable Housing Committee's (WTAHC) attention of "Flat Point Farm" Priscilla P. Fischer 1994 Trust, Map 35, Lots 3.1, Road to Great Neck Subdivision Application for

the above referenced property. It was a previous development of regional impact (DRI 34-M2) and will be reviewed by MVC. WTAHC would like to state their interest in this case and be informed of the scheduled review.

WTAHC noted that in the previous DR I **three (3)** affordable lots were part of the project. The new plan presented to the West Tisbury Planning Board only provides for **one (1)** "off-site" affordable building lot. As there are 13 proposed building lots, 4 of which are new, the WTAHC believes there should be more than one affordable building lot. The West Tisbury Zoning By-Law 4.4-6 Affordable Housing Requirements states "Any subdivision containing 3 or more lots developed over a 5 year period,...at least 20% of the lots shall qualify as affordable housing...the Planning Board may exempt from this requirement lots created for family members, if it finds that suitable resale restrictions are in place."

Thank you for your consideration of WTAHC's comments on this matter.

Sincerely,
Larry Schubert, Chair
West Tisbury Affordable Housing Committee

cc: West Tisbury Planning Board