

Sept. 8, 2015
West Tisbury affordable housing Committee
Minutes

Present: Mike Colaneri, Henry Gellar, Glenn Hearn, Ted Jochsberger, and Vickie Thurber

Absent with Regrets: Larry Schubert

Also Present: Rhonda Conley and Michael Holtham

Vickie made a motion seconded by Glenn to accept the 8/25/15 minutes as written.

VOTE 5 YES 0 NO

ANNOUNCEMENTS AND CORRESPONDENCE

Island Clergy Emergency Fund for the Homeless and the Veterans Assistance Fund: Rhonda announced the fund raiser will be held at the Whaling Church on Sept. 20th starting at 2PM sponsored by the United Methodist Society of Martha's Vineyard, Inc.

Accessory Apartment: Rhonda stated she has had 3 inquiries on accessory apartments and has sent the inquiries the accessory process info.

ON GOING BUSINESS

Fire Station Lot: Vickie presented her draft of a warrant article (see attached). She explained that she changed the number of bedrooms and apartments set up based on her review of the Needs Study which showed that more 2 bedroom apartments were needed. This change led to only 17 bedrooms total. Mike stated he believes another warrant article will be needed to specify the property will be conveyed through a ground lease. Discussion of how the warrant article should read followed. It was decided that the article should read a maximum of 18 bedrooms and not to exceed 4 separate buildings. The discussion points that need to be discovered are whether this will be a free standing article or amendment to Article 24 of 2014, whether the ground lease needs to be handled as a separate article or part of the amended article and confirm that present Article 24 will stand if amendment does not pass. Henry suggested that before town meeting the article be distributed as well as the fact that AHT is not asking for more predevelopment money. Mike will work with Leedara to create the article for the ground lease.

Mike made a motion seconded by Vickie that a warrant article be created, reviewed by the AHC for accuracy and approval then sent to town counsel for review. VOTE 5 YES 0 NO

Henry made a motion seconded by Ted to use Vickie's article with the changes of 18 bedrooms and 4 buildings (see attached). VOTE 5 YES 0 NO

Welles Property: Mike and Rhonda stated that the selectmen's meeting dealing with the Welles purchase offer of the Town will be Wed. 9/9/15 at 5 PM. Henry suggested that maybe a subcommittee be created with a member from the Historic Commission, AHC and Selectmen to explore the possibilities of the Welles property. No decision was made on this suggestion.

Dowd Refinance: Rhonda informed the members that the refi through CHAPA with Dowd had been done with Simon Warren added to the deed. The refi amount was \$165,000.00. She understood that the Town \$1.00 mortgage was attached as well.

Accessory Apartment: Rhonda presented the town counsel's redlined version of the affidavit and DCRHA letter. She also explained that she asked the town counsel 2 further questions pertaining to the

AHC Guidelines stated in the bylaw and the memo of understanding between the town and DCRHA and how these affected their use with the accessory apartments. The discussion of these was postponed until further input from the Town counsel.

Refinance Letter: Rhonda presented the refi letter for review along with the letter that CHAPA uses. Mike asked Rhonda to make a mock up combining the two for discussion at the next meeting.

Island Housing Trust: Rhonda reminded the committee that the Trust cannot support a project. It can create or support an ongoing affordable project. This IHT proposal would fit into the support category. Henry suggested a letter be drafted for review and sending to IHT stating why cannot support. This letter will need to go through the Trust as this is a request for Trust funds.

IHT Letter to Editor: Ted suggested the committee ask permission to use Phillippe Jordi' letter in presentation at Town meeting.

Hurd: No update

Public Comment: Michael Holtham brought up a few things the committee may wish to consider at the Fire Station Lot. They were storage unit size and accessory building rules and the definition of triplex as one structure when roof lines are separate.

Adjourned at 8:50PM

The next meeting is Sept. 22, 2015 at 7PM in the 2nd floor conference rm. at Town Hall.

The next AHT meeting is Sept. 22, 2015 at 7:15 PM in the 2nd floor conference rm. at Town Hall.

Respectfully submitted by Rhonda Conley