

July 28, 2015
West Tisbury Affordable Housing Committee
Minutes

Present: Joanne Scott, Mike Colaneri, Henry Gellar, Glenn Hearn, Ted Jochsberger, Larry Schubert and Vickie Thurber (7:30 PM)

Also Present: Rhonda Conley, Mike Holtham and Derrell -----

Ted made a motion seconded by Mike to accept the 7/14/15 minutes as written.

VOTE 5 YES 0 NO 1 ABSTAIN 1 ABSENT

ANNOUNCEMENTS AND CORRESPONDENCE

Ethics Test: Rhonda reminded everyone that they must take the ethics test on line. The link is in the email she sent to everyone.

Sworn In: Rhonda reminded everyone they must be sworn in by Town Clerk.

NEW BUSINESS

Garcia Property: Joanne stated that Garcia (owner of house next to Alley's) is interested in selling his house and barn. The property is a little more than ¼ acre. Asking price is \$895,000.00. Several members did not wish to pursue purchasing.

ONGOING BUSINESS

Reports:

ZBA-nothing

Planning board-nothing

CPC-Joanne attended a meeting where the Water St. Project of IHT in Vineyard Haven was discussed. CPC asked IHT for preference consideration of a 2nd apartment as West Tisbury and Vineyard Haven were the only two contributing towns. IHT responded that they would for another \$100,000.00.

JAHG- Joanne stated that she volunteered herself and Rhonda to work with the other towns' volunteers on an online warrant article project for island wide matching bylaws on affordable housing.

Hurd Division: Rhonda stated Leslie Hurd contacted her about questions on road frontage and reselling to renters in guest house. Rhonda explained Hurd would need to speak to the Zoning Board and Board of Health about road issues and septic systems. Rhonda also sent Hurd the guidelines and the estimated max. price from DCRHA of \$425,000.00.

Welles Property: Mike stated that in the short of it any purchase deal is possible according to town counsel. Richard reinforced that AHC cannot negotiate a deal for property purchase. Vickie explained to Richard that her and Mike talked to town counsel about sweetening a deal for the purchase but had not made any negotiations with the property owner. Rhonda explained to Richard that the AHT had given the AHC permission to explore the possibilities of property purchase. According to Richard the town still has an offer on the table to the Welles for purchase. The AHC did not know this. Further discussion was continued at the AHT meeting. Several points were decided to answer 1) septic capacity 2) Historic District Commission requirements 3) list of easements and liens on the property as the first moves.

Island Housing Trust Accessory Apartment Program: Darrel presented a proposal for funding from the AHT (see attached). The IHT is asking for \$2,000.00 to fund a program to assist homeowners with the mechanics of creating an affordable accessory apartment. Vickie posed the question as to whether CPC

funds could be used. The accessory bylaw allows for family use who do not have to have their incomes verified. Ted asked whether this funding IHT is asking for is a one-time deal or will this be a yearly request. Darrel stated that IHT may be back for future funding. The discussion continued as legality.

Henry made a motion seconded by Mike to ask town counsel as to whether Trust funds accrued from Community Preservation funds could be used to assist non- income qualified people for accessory apartment consulting when the bylaw does not state that the apartment must be used for family that income qualifies. VOTE 7 YES 0 NO

Fire Station Lot and other agenda items were postponed to future meeting due to the lateness of the hour.

Adjourned at 8:50 PM

The next meeting is Aug. 11, 2015 at 7 PM in town hall 2nd floor conference rm.

The next AHT meeting is Aug. 25, 2015 at 7:15 PM in town hall 2nd floor conference rm.

Respectfully submitted by Rhonda Conley