

**West Tisbury Affordable Housing Committee  
Minutes**

**Present:** Larry Schubert, Mike Colaneri, Jeffrey Dubard, Susan Feller, Ted Jochsberger,  
Angela Prout and Rise Terney

**Also Present:** Rhonda Conley, Keith McGuire and a member of public

Mike made a motion seconded by Rise to accept the minutes of 3/21/18 and 3/27/18 as written.

**VOTE 7 YES 0 NO**

**ANNOUNCEMENTS AND CORRESPONDENCE**

**New Members:** Angela just became a full member representing the Board of Health. Jeffrey Dubard after attending meetings as an observer has become an alternate.

**Glenn Hearn Membership:** Rhonda reported that Glenn has decided not to be the Selectmen representative to the AHC and is retiring from service. Mike stated that a letter should be composed thanking Glenn for all his work he has done for the AHC. Glenn has been volunteering for West Tisbury over 20 years as a Selectman, a member of the Community Preservation, a longtime member of AHC and Affordable Housing Trust. He was the lead on various housing projects and a strong advocate for affordable housing.

Discussion as who should take Glenn's place followed. Rhonda suggested that Jeffrey would possibly wish to take Glenn's position. The committee thought this would be a good idea. Jeffrey agreed to apply to the Selectmen. **Mike made a motion seconded by Susan to recommend Jeffrey to replace Glenn as the new Selectmen's representative to the AHC. VOTE 7 YES 0 NO**

**Reappointments:** Everyone has been reappointed to AHC.

**Land Bank Letter:** Larry read the letter composed by Rhonda for the Land Bank (see attached). **Mike made a motion seconded by Ted to send the letter to the Land Bank with the change of 1/2 acre to 1 acre. VOTE 7 YES 0 NO**

**Housing Consortium:** Rhonda stated that there will be an elderly housing discussion at the MVC with Emily Cooper, Chief Housing Officer for the state Apr. 27th from 1-3 PM.

**Community Preservation Funding Changes:** MVC with Mass Housing Partnership will be holding a workshop at the Oak Bluffs Library June 13 4-6 PM to discuss the CPA funding changes for Municipal Affordable Housing Trust funds.

**NEW BUSINESS**

**Accessory Apartment Website:** Keith McGuire discussed the new website Island Housing Trust is setting up. McGuire is preparing the materials to place on the site. He also asked the AHC to send a letter to Accessory Apartment owners that he has composed requesting interviews. After review of the letter, members suggested a few changes. **Mike made a motions seconded by Ted to endorse the letter with the suggested changes and for Rhonda to send. VOTE 7 YES 0 NO**

Larry continued the discussion of accessory apartments relaying his conversation with Joe Tierney, Building Inspector. Larry told him that Rhonda would take care of the annual letters and that if there are any problems with owners she will talk to the AHC. AHC will then contact Tierney if any action needs to be taken.

**ONGOING BUSINESS**

**Scott's Grove:** Rhonda reported there will be a tour at the grove starting at 10 AM on Sat. Apr. 28th. Mike suggested members attend and view the buildings closely as Susan heard rumors of construction quality. Larry stated that he had spoken to The IHT Construction Manager, Derrill Bazy and stated the

quality is being monitored very closely. Besides this, the West Tisbury building inspector is very meticulous when inspecting new construction and believes Scott's Grove is being done well.

**57 Rustling Oaks Rd.:** Rhonda reported she has not received any word from the bank or owner.

**Flat Point Farm:** No report. MVC continues the hearing May 3rd. Mike does not feel the bylaws dealing with land divisions are fair to affordable housing. He asked that Rhonda create a list of bylaws AHC may wish to amend.

**Old Courthouse Rd.:** Town voted to give the land and building to the AHC. MVC has requested that the town first try to find someone to move the building. Town Admin. Jen Rand has not found a taker as of today. Larry stated that the 21 E has been contracted.

A discussion of what to do followed. Larry suggested that if it is not moved that the building be included in the RFP proposal. Mike wants to have public meetings to discuss what to do. Susan thinks the committee should have some vision to present to the public and Ted believes that the abutters are afraid if IHT wins the RFP on Old Courthouse Rd. they will incorporate into Huseby development. He thinks AHC needs to assure abutters these are two separate developments. No one idea was set forth.

**401 State Rd. (Lambert's Cove):** Larry reported that at Town Meeting the warrant article for Lambert's Cove was postponed. He believes the town wants more input as to what AHC wants to do. Susan feels this is a property worth fighting for housing. Further discussion is needed and a clear plan developed. Susan suggested that other vacant land should be looked into as well.

**Merry Affordable Lot (Huseby original):** Rhonda reported she is waiting to hear from the appraiser and mortgage information from the bank.

**Bolin Refinance:** Rhonda reported the divorce is settled and Bollin is waiting on information from the bank.

**Mike Smith:** Rhonda and Larry reported on this non-conforming lot. Smith had sold the lot next door and kept the 1-acre lot that was his wife's property. Through MA law complications, the lot has become unbuildable except as an affordable lot. Smith does not like the AHC's maximum sale price of \$50,000.00 and asked Rhonda to inquire about raising this number. Members did not wish to change the maximum sale price policy. Other options Smith has is to sell to someone who has to give an affordable lot for the purpose of fulfilling a subdivision requirement or possibly building a house and selling the lot with house as an affordable home.

Adjourned at 8:15 PM

**The next meeting will be May 8, 2018 at 6:30 PM in the 2nd floor conference rm. of town Hall.**

Respectfully submitted by Rhonda Conley

Attachments



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)

May 8, 2018

Glenn Hearn

Box 3000 PMB 3036

West Tisbury, MA 02575

Dear Glenn;

We are sorry to see you leave the Affordable Housing Committee. We understand that members cannot stay forever that life changes. You were a great asset finding land for development, being liaison between the committee and other boards and fighting for the creation of housing for those in need.

You were there twenty (20) some years ago at the beginnings of the Affordable Housing Committee. You helped to form the vision and guidelines of the creation of affordable housing. Without you and a few other dedicated souls the issue of affordable housing would not be addressed as it is today in West Tisbury and on the island.

Thank you for your contributions.

Sincerely,

Larry Schubert, Chair

West Tisbury affordable housing Committee



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April 24, 2018  
Martha's Vineyard Land Bank Commission  
P.O. Box 2057  
Edgartown, MA 02539

Dear Commissioners:

The members of the West Tisbury Affordable Housing Committee (WTAHC) would like to express their disappointment with the Land Bank's lack of support for the housing need here on the island. In the past, the WTAHC has asked the Land Bank to consider granting a small parcel of land for affordable housing needs when purchasing large land parcels. These requests have gone unanswered.

The engine of any municipality is a vital workforce. The dire shortage of housing discourages younger, energetic people from moving here resulting in a population that continues to grow older with more residents needing services and fewer residents available to provide them. As you look at large land purchases, we implore you to include an option for affordable housing. Affordable housing lot size can be as small as an acre.

While conservation and open spaces are imperative in maintaining quality of life here, adequate housing is equally critical. These issues need not be at cross-purposes.

We look forward to continuing this discussion with you in the very near future.

Sincerely,

Larry Schubert, Chair  
West Tisbury Affordable Housing Committee