

June 12, 2018
West Tisbury Affordable Housing Committee
Minutes

Present: Larry Schubert, Mike Colaneri, Jeffrey Dubard (1/2 meeting), Ted Jochsberger, Angela Prout and Rise Terney

Absent with Regrets: Susan Feller

Also Present: Rhonda Conley, Phillipe Jordi (IHT Ex. Director), Members of public

Mike made a motion seconded by Larry to accept the minutes of 5/22/18 as written.

VOTE 2 YES 0 NO 3 ABSTAIN

ANNOUNCEMENTS AND CORRESPONDENCES

Scott's Grove: Rhonda told the committee there would be a photo op at Scott's Grove the following afternoon (June 13th) at 4 P.M. IHT request that member(s) of the AHC attend. Mike stated he would attend.

Trust Workshop: Rhonda informed the committee there will be a workshop presented by MHP in the Oaks Bluff Library June 13th at 4 PM. It is a free workshop on the use of CPC funds and other Trust issues. Rhonda will attend.

NEW BUSINESS

Priester Pond: Mike with the Assessor's office help looked into the development of Priester Pond property and the creation of an affordable lot. This was a DRI years back. The affordable lot at that time was given to Dukes County Regional Housing Authority (DCRHA). The subdivision approved was then sold to another entitle who DCRHA sold the affordable lot to for \$100,000.00. In researching this, Mike did not find anything in the deed that changed the DRI status requiring an affordable lot. Mike asked MVC Director Adam Turner for a review of this. MVC has not gotten back to him as of yet. In speaking with DCRHA, no paper trail can be found. The lot is still vacant; no building permits have been pulled. The committee decided to wait on pursuing this lot until MVC response. Mike stated this might be something to pursue as the property has another new owner.

UPDATES

Scott's Grove: The first Public Meeting for tenants went well. The next one is Sat. June 16th at 10 AM at Scott's Grove.

There was questions about the DCRHA housing list (what is its purpose, do they contact those on list when opportunities arrive, what kind of communication happens). A member who has been on the list stated that no communication from the DCRHA transpired unless initiated by her. Rhonda will do further inquiries.

57 Rustling Oaks Rd.: Rhonda stated she had spoken to the husband's attorney about the maximum resale price. Rhonda explained that the price is contingent on an inspection of the home's utilities and other issues of the property. The attorney did not discuss anything else. There has still been no response from the owner or any word from the bank. Rhonda will reach out to both again. Rise asked about getting a buyer in place but not knowing how, if or when foreclosure will happen other members did not wish to do so.

Merry (Huseby Meadows Lot): Selectmen will sign as soon as some questions from the DCRHA are cleared up about being the monitoring agent and they are willing to sign off.

Bollin Refinance: Rhonda stated that Simon Bollin would like to appear before the committee. Mike asked that Rhonda try to field his questions and if need be than schedule him on the agenda.

Flat Point Farm: Mike stated that the Form B passed. A Form C is the next step.

Old Courthouse Rd. Lot: The moving of the building period is up with no takers. Jen reported the 21E report came back clean. The AHC may move forward with an RFP for demolition and development.

NEW BUSINESS

Huseby Meadow Farm: Jordi informed the committee that there would be a public presentation on June 28th at Howes House on Huseby Meadow Farm development. William Cumming (owner) has offered IHT a parcel of land for Teacher Housing development. Jordi has met with the superintendent of schools who supplied him with data on teachers. This data shows that most teachers are over the 100% of AMI. Of 115 school employees, 67% make less than 110% AMI. If this serves only teachers and school employees would public funding be allowed Jordi was asked. Jordi stated that CPC funds were used on Nantucket for a similar project. IHT's development plan is to do ½ of rental units to 100% and ½ to 140% AMI. Doing this he believes would allow CPC funds to be used for the development. Only eight units (4-2bd and 4-1 bd.) would be built. It would be year round housing.

Larry asked about the density and zoning. Jordi stated there would be two 2-story buildings, with the look of barns, housing four units each. These would be built under the open space zoning bylaw. Asked how this teacher housing would work, Jordi stated there would be a master lease with the school district.

Jordi also stated that Cumming plans to provide land to Plum Hill School, which will have two apartments above the school. There will also be six homes in the development, which will be a total of 16 units plus the school. This project has not started the permitting process.

The committee stated several issues: the addressing of neighbors' concerns, exclusiveness (Mass Law public funding) and funding problem without public support for development over 100% of AMI. Larry stated that if the AHC was to support this development they would need to see the full vision, public desire and changing of exclusiveness.

Hospital- IHT Deal: Jordi stated that IHT has a Letter of Intent with the hospital for a property in Vineyard Haven. This housing would be for low to moderate income (80% or less of AMI) households of the hospital. The Tisbury ZBA has approved this project.

Longview Lot: IHT has been approached by a landowner in Longview to develop 2-2 bd. duplex on a lot determined by the ZBA to be a nonconforming lot. Larry stated that the ZBA is being challenged on this decision. Larry also stated that at the time this lot was created the setbacks were 25 feet that presently have changed to 50 feet, which will likely have to come to ZBA for setback relief.

ONGOING BUSINESS

Price of Nonconforming Lots: Mike brought up increasing price for a nonconforming lot. A brief discussion of the pros and cons of an increase started but due to the lateness of the hour was left for discussion at a future meeting.

Adjourned at 8:30 PM

The next AHC meeting is Tues. June 26 at 6:45 PM in the 2nd floor conference rm. of Town Hall
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Respectfully submitted by Rhonda Conley