

Oct. 9 2018
West Tisbury Affordable Housing Committee
Public Information Meeting
16 Old Courthouse Rd.

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

Absent with Regrets: Susan Feller

Also Present: Rhonda Conley and members of the public

Larry read the 16 Old Courthouse Rd. Proposed Project Outline (see attached).

After the reading Jill Napier, an abutter asked what points were not decided. Rhonda said the number of bedrooms, whether nitrogen credits for a fourth bedroom would be applied for and how the unit(s) would be conveyed. Larry stated the project will have to be vetted by the AHC and the various town departments and boards. Ted also stated with the using of Community Preservation funds the income level of tenants cannot be over 100% of AMI.

As the outline states there may be two units, Jill Napier took issue with this stating that one hundred percent (100%) of abutters want a single family dwelling. This, she said would be keeping with the character of the road as it is all single family homes. She asked that the impact of this proposal be considered along with the Huseby proposed development. The Huseby proposed project will, if approved, be a large impact to their neighborhood. West Tisbury resident, Dawn Barnes, spoke of how little impact 16 Old Courthouse Rd. would actually have on traffic as it is the first property on the road. She also spoke for a condominium complex saying the occupants would have an investment in the neighborhood. Instead, as she has had to endure over the past 5 years of rentals totaling \$98,000.00 and moving every year, they would have an investment.

Rise said the developer can build units to appear as a single family home. She said AHC has a say in the building input. She also referred to the developer profit margin being higher for a duplex over a single home. This may increase the builder pool.

The Huseby proposed project continued to be as one resident, Jim Powell, stated "the elephant in the room". That project stated one attendee, Jeff Paris< will create 8 new units plus a school whose traffic will be accessing Old Courthouse Rd.

Jeffrey asked that the neighbors withhold judgement on this development of two units until they see the building proposal. Mike told the audience there were 200 applications for the Scott's Grove Project for 9 units. Scott's Grove size was questioned. It was explained that the property size was only zoned for 20 bedrooms. It was decided to save further use for the town if needed in the future as the front of that property was also maintained for town use. Jeffrey spoke of the housing epidemic which is a stress on the quality of life not only on the island but across the country. Other developments (Halcyon Way, Sepiessa, etc.) were spoken of by the committee and Housing advocates present.

Resident David Vigneault made a stand for higher income level housing that would help town employees and others (teachers, nurses, etc.) He claimed that 80% of hospital employees do not live on island partially because of no available housing.

The environmental study (21E) was inquired about and Mike assured all it has been done and came back clear. As nobody responded to a request for removal of the building, demolition will be part of the bid. Resident Michael Rauce asked about the nitrogen credits and how exactly they worked. Larry stated that under Title 5 that nitrogen loading credits for more bedrooms than the property size allows may be acquired from another parcel of land. This other parcel does not have to be connected to the building parcel. Mike assured the public this is not a new concept and has been done by others. He stated this is a process that must go through a review by the DEP and the Board of Health for their approval.

Dawn Barnes voiced that the town residents Town Meeting vote must be taken into account not just the neighborhood. The committee adamantly stated they take the entire neighborhood and community members' opinions into account. Jill Napier stated again that 100% of neighborhood residents want a single family home. Jay Napier said that it is disheartening to hear the main reason for a two unit development is for the developer's profit. Larry reiterated the reasons for this stand for two units has to do with the great need for housing, the lack of large parcels available for housing development and the desire to stop the mad exit of our island families.

Respectfully submitted by Rhonda Conley

The next meeting will be Oct. 23, 2018 at 6:45 PM in Town Hall 2nd floor conference rm.

ATTACHMENTS

16 Old Court House Rd. Project

West Tisbury Affordable Housing Committee (AHC) Public Presentation

The West Tisbury Affordable Housing Committee wishes to welcome the public to a presentation of their thoughts for 16 Old Court House Rd. The AHC would like to share their ideas for the project in full and then take comments and questions from the public. These questions and comments should pertain to the 16 Old Court House Rd. project only.

Below are the talking points reached by the AHC.

1. There shall be a historic plaque.
1. The building will meet accessibility standards.
2. The developer will be asked to salvage and reuse materials (beams, granite, stones, etc.) as may be possible.
3. A new septic and well will be required.
4. There will be a single entrance-exit for the site.
5. The land will be held by the Town in a ground lease.
6. The development will consist of no more than 2 units.
7. Four bedrooms will be the maximum limit.
8. There may be a need to apply for nitrogen loading credits.
9. There may be a need for setback relief.
10. The Income level will be up to 100% median income.
11. Outdoor lighting shall meet the Town by-law.
12. Building design shall be in the character of the neighborhood.
13. The form of conveyance possibilities are
 - Developer leased rentals Duplex homeownership
 - Condominium leased ownership