

## **WEST TISBURY PLANNING BOARD MINUTES March 5, 2018 5:30 PM**

**PRESENT:** Ginny Jones, Leah Smith, Susan Silva, Henry Geller and Matthew Merry

**ABSENT:** Bea Phear

**ALSO PRESENT:** Bill Veno, Rise Terney and Jane Rossi

Ginny opened the meeting at 5:30 pm.

### **DISCUSSION:**

#### **♦Report From Rise Terney, Planning Board Representative to the Affordable Housing Committee:**

##### **●57 Rustling Oaks Road:**

Rise passed out a written statement of the status of the AHC. She explained that the affordable housing property located on Rustling Oaks Road is currently under foreclosure in an on again, off again fashion. The property is under the old affordable housing covenant. The mortgage hadn't been paid since July and the owners currently owe \$250,000.00 through a mortgage and a home equity loan. Rise said that when the AHC became aware of the issue, Michael Colaneri met with the owner to gain an understanding of the situation. In November, the owner didn't want to hold onto the house. The property is restricted under the old affordable housing covenant.

Rise explained that the AHC began working with the owner of the property regarding the sale of the house. In December, the owner decided she wanted to hold on to the property stating that family members would help financially. Rise said that the house is not in bad shape, but it needs some attention due to neglect. The AHC has offered to help the owner identify someone who qualifies under affordable housing restrictions. The owner and the bank drafted an agreement of which the owner had two days to pay but she neglected to do so. The bank said they were going to proceed with the foreclosure process. The AHC Administrator has tried unsuccessfully to contact the owner requesting a meeting. Henry asked if the Town has a "right of first refusal" and Rise confirmed that it does. Rise said that the Island Housing Trust was interested in purchasing the property but they don't qualify.

Ginny mentioned that perhaps someone with a legal background should be overseeing the situation from the town's perspective. Rise said that Isabelle Lew from RR&K is on board.

##### **●Flat Point Farm:**

Ginny reported that she, Larry Schubert and Attorney Rappaport are scheduling a meeting at Ron's request to discuss the Form B plan. Ron needs some clarification.

##### **●Old Courthouse Road:**

Matt Merry stated that there had been some kick-back from neighbors on Old Courthouse Road regarding the affordable housing development at the old fire house location. He asked Rise what would be placed on the lot. He said the current structure is in keeping with the neighborhood. Rise said the AHC would take recommendations, and they are aware it is a historical building. Matt said he would like to see the architectural piece thoroughly reviewed.

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### **●Lots at the corner of State Road and Lambert's Cove Road:**

Rise stated that the AHC feels the location of this town owned property would be ideal for senior housing or the equivalent. She pointed out that there is a huge dip in the lot which would have to be considered. If the property is deemed feasible, the AHC would hold a public meeting to consider building two habitable buildings with a center common building. Peter Temple has some good ideas and statistics. She said multi-generational living could be a consideration as well.

### **●Bill Veno to discuss the Senate and House bills overhauling the state's zoning statutes:**

Bill said that he has taken the opportunity to meet with the island planning boards to get clarification on a couple of issues regarding the House and Senate zoning overhaul. He said he has learned that there is some activity in Boston, and focus should be given to the governor's Housing Choice proposal. Bill said he wants to send a strong message to the House and Senate, and is currently wrapping up a draft letter for the planning board members to review. There are several items that should not be allowed by right such as cluster zoning, and they want to get rid of "Approval Not Required" subdivision applications. The main emphasis of the letter will be to try to keep local authority when dealing with some of these issues.

Bill also mentioned that Ben Robinson has some good ideas about re-use of houses. The affordable Housing Committee might want to look into it. Bill said he has discussed this with Ben in the past. Its affordable housing stock for one and it helps to maintain the character of the island. It would be good to acquire properties and limit them to locals, affordable housing, etc.

### **Letters:**

#### **◆Dixon Rogers RE: request to subdivide:**

Jane was asked to redraft the letter for review and approval.

#### **◆Sepanara illegal curb cut:**

The board approved the letter to be signed and distributed to the B&Z Inspector.

Meeting Adjourned at 6:30 pm

**Approved on March 19, 2018**

Respectfully submitted,

Jane Rossi, Administrator