

**Feb. 9, 2021**  
**West Tisbury Affordable Housing Committee**  
**Minutes**

**Present:** Mike Colaneri, Ted Jochsberger, Jeffrey Dubard, James Klingensmith, Larry Schubert and Susan Silk

**Absent with Regrets:** Rise Terney

**Also Present:** Rhonda Conley, Phillipe Jordi (IHT), Sarah C Kinney and Andrew Woodruff

Colaneri made a motion seconded by Silk to accept the minutes of 1-26-2021 as written.

**VOTE 5 YES 0 NO 1 not arrived yet**

**ANNOUCEMENTS AND CORRESPONDENCES**

**MHP (Mass Housing Partership):** Conley told the committee of workshops being offered by MHP. She would like to attend the one on Local Initiative Program. Klingensmith stated he also would be interested in the workshops. The committee was okay with attending if there is no charge for such.

**NEW BUSINESS**

**Property Search:** Silk stated that she invited Woodruff who is against the development of 401 State Rd. to speak of alternative housing sites. Woodruff does not wish to see the open space corridor along State Rd. to be disturbed. Silk reinforced the committee's commitment to a 100ft. setback which would leave the trees, etc. Woodruff suggested land across the way behind the municipality buildings (fire station, etc.). He believes there are close to 30 acres or more on that property. After listening to Woodruff's concerns there was a discussion of ownership of the property behind the municipal buildings. Dubard who has been looking into vacant land for development stated the property is in a Trust which does not seem interested in saleing. Jochsberger stated his understanding of Woodruff's concerns and thanked him for sharing his view. Jochsberger stated the need for affordable housing is also important to the town.

**IHT VADURA (Vineyard Accessory Dwelling Unit...Right Away!):** Jordi , IHT Ex. Director, is nominating prospective contractors for fellowship dealing with accessory dwellings (see attached). Jordi asked for a letter of recommendation from AHC supporting his letter. ***Colaneri made a motion seconded by Silk to send a letter of recommendation to Martha's Vineyard Vision Fellowship (see attached).*** **VOTE 6 YES 0 NO**

**Ethic Test:** Conley told the committee members to make sure they are up to date on their ethic testing.

**INVOICES**

**Reynolds, Rappaport, Kaplan and Hackney Invoice:** Conley presented town counsel bill for Jan. 2021 as well as outstanding balances from 2020. She does not have copies of the invoices listed as unpaid for June through Oct. 2020. She stated she would look into the past due invoices and get back to the committee at the next meeting. ***Colaneri made a motion seconded by Klingensmith to pay the Jan. 2021 part of the invoice which deals with 16 Old Courthouse Rd. for \$220.50.***

**VOTE 6 YES 0 NO**

**ONGOING BUSINESS**

**401 State Rd.:** Silk stated she had a couple of questions pertaining to the restrictions placed on the deed/title. Colaneri stated these are questions for town counsel and told her to speak with town counsel.

**Welles:** No report

**School Land:** Schubert stated there has been no response from town counsel.

**Other Properties:** Schubert spoke about the land Woodruff suggested and a ZBA case involving setback relief and loss of access. Colaneri stated that it is on the list to investigate for housing.

**Housing Bank:** Dubard stated that a warrant article(see attached) to create a Housing Bank such as the Land Bank has been withdrawn. The article for short term rental money of \$\_\_\_\_\_ **to be placed in the Affordable Housing Trust (see attached) will be on the warrant article.**

#### **UPDATES**

**57 Rustling Oaks:** Jordi stated IHT has been in contact with the foreclosure institute and is working on an offer to purchase for 80% affordable housing. Kinney had comments about the foreclosure and mortgage relief. Colaneri told her that the property had been foreclosed on over a year ago. Kinney continued to ask and comment on the status of the property until Jordi and several committee members stated that they were not comfortable discussing legal matters. 57 Rustling Oaks is under the foreclosure bank's ownership and questions should be directed to them or town counsel. Kinney also stated she had not received call backs on her messages left at town hall. Conley appologized but stated she had not been aware of receiving any messages at Town Hall or on her home number given on the AHC voice mail.

**89 Pin Oak Circle:** No report

Adjourned at 7:24 PM

**The next Affordable Housing Committee meeting will be Feb. 23, 2021 at 6:30 PM via Zoom.**

#### **ATTACHMENTS**

**Letters IHT, warrant article,**