September 20, 2023

Dear Affordable Housing Committee:

As the Planning Board Administrator, I have several questions regarding your proposed ADU Program and its relation to the West Tisbury Zoning Bylaws. Since this type of proposal is usually considered a zoning bylaw amendment, at least that is my interpretation, it would have appeared before the Planning Board as a public hearing under Zoning Bylaw Housing Section 4.4 of the zoning bylaws. The public would have had an opportunity to listen, weigh in and ask questions. Since that isn’t the case, I have a few questions for you:

1. The term ADU is not defined in the zoning bylaws. Are accessory apartments, subordinate dwelling’s and detached bedrooms all going to be considered ADU’s?
2. Does this proposal pertain to existing accessory apartments subordinate dwellings and detached bedrooms? In other words, can the owners of the existing accessory units apply to improve their units?
3. Who will be responsible for enforcement/eviction?
4. Sections of the “Housing” bylaw is frequently referenced in your proposal. Why create a separate set of restrictions that relate and refer to an existing section of the zoning bylaws?
5. Who will the public reach out to with questions?
6. Who is certified to grant the loans and who will record the pertinent documents?
7. What happens when the rental unit becomes run down or in need of repair? To whom do the tenants and the owners turn for assistance?
8. Where is the funding coming from?
9. Can you give me an example of another town that has utilized this type of program?

Thank you for taking my questions into consideration. You have a well drafted document that will benefit the owner and tenant alike.

Best,

Jane Rossi