

Jan. 28, 2020
West Tisbury Affordable Housing Committee
Minutes

Present: Larry Schubert, Jeffrey Dubard, Ted Jochsberger, Susan Silk and Rise Terney

Absent with Regrets: Mike Colaneri and John Rau

Also Present: Rhonda Conley

Jochsberger made a motion seconded by Terney to accept the 1/14/2020 minutes with corrections. **VOTE 4 YES 0 NO 1 ABSTAIN**

ANNOUNCEMENTS AND CORRESPONDENCE

Library: Feb. 1st at 10:30 A.M. a talk on what makes West Tisbury tick which is to get people involved in government.

IHT: IHT is conducting focus groups about housing with two professional facilitators at the Barn, Bowl and Bistro on Mar. 3rd from 12-2. P.M.

Joint Affordable Housing Group: JAHG is meeting Feb. 19th in MVC building 4-5 P.M. The main topic will be multi-family housing as well as DHCD inventory of affordable housing.

UPDATES

Zoning Bylaws: Conley stated the Planning Board is reviewing and has not given her a copy of revisions yet. Schubert spoke of the accessory apartment history and word changing to keep owners from renting main house at market rate and living in accessory apartment.

57 Rustling Oaks: No report

16 Old Courthouse Rd.: Dubard stated that opposition to the project appeared at the CPC meeting requesting a denial of funding. He suspects they will speak against the project at Town Meeting. Schubert suggested the committee finds several Scott's Grove residents to stand and speak at Town Meeting. Conley suggested maybe a Scott's Grove abutter would speak on the project's behalf. She will reach out to one or two.

The placing of a monument/plaque on the project site was discussed with the members stating Colaneri should be in charge of investigating the cost. Wording and purchase of such will need to be voted upon at a future meeting.

Scott's Grove: The placing of a monument/plaque at Scott's Grove should also be pursued the members decided. Wording will need to be voted upon as well.

Letter of Agreement with IHT: Conley received email stating the letter is being reviewed by IHT counsel.

ONGOING BUSINESS

Fisher Homesite Lot: Conley will be in contact with the family to assure they are aware of covenant and understand the restrictions.

Vacant Lots: There was a discussion of who and what could be built on nonconforming lots. A short talk of pricing followed. ***Terney made a motion seconded by Silk to keep the sale price of a vacant nonconforming lot with power availability to the lot at \$50,000.00 in the Affordable Housing Committee Guidelines.*** **VOTE 5 YES 0 NO**

Silk made a motion seconded by Dubard to ask the Affordable Housing Trust at next meeting to go into executive session to discuss purchasing privately owned property.

VOTE 5 YES 0 NO

Dubard would like to approach Dole about her property that is on the market. This property is within the Historical District noted Dubard which could possibly lead to some funding from that angle. The members agreed it may be worthwhile for Dubard to speak to Dole.

Advertising/Radio: Conley will look up Prout figures on various advertising options. Silk stated some things that should be considered when doing the ads for purchasing property such as timing of ad, eye catching (hook) and donating value to tax savings. She is willing to work on this. Schubert has not had the time to set up a radio interview.

NEW BUSINESS

Housing Choice: There was a short discussion of Gov. Bakers' proposal, "Housing Choice", to change MA town meeting's needed vote count. Instead of needing 2/3 vote on affordable housing voting can be 50% plus one. The talk turned to contacting state reps (Cyr and Fernandez). No vote was taken as some felt this could be a double edged sword that could be used in a negative way against affordable housing. Conley was asked to put on next agenda.

Housing Bank Committee: Dubard stated the first meeting was in Oct. for the selectmen appointed committee but had no further report.

Adjourned at 8 P.M.

The next AHC meeting will be Feb. 11, 2020 at 6:45 P.M. in the 2nd floor conference room of Town Hall

The next AHT meeting will be Feb. 11, 2020 at 6:30 P.M. in the 2nd floor conference room of Town Hall.

Respectfully submitted by Rhonda Conley