

**Mar. 10, 2020**  
**West Tisbury Affordable Housing Committee**  
**Minutes**

**Present:** Mike Colaneri, Ted Jochsberger, John Rau and Susan Silk

**Absent with Regrets:** Larry Schubert, Jeffrey Dubard and Rise Terney

**Also Present:** Rhonda Conley, Keith McGuire, Philippe Jordi and Doug Ruskin (IHT representatives) and 16 Old Courthouse Rd. Abutters

Jochsberger made a motion seconded by Silk to accept the 2-25-2020 minutes as written.

**VOTE 4 YES 0 NO**

**No Invoices**

**Announcements and Correspondence**

**MHP Conference:** Rhonda stated she would like to attend. The committee stated their approval as long as there is money in the budget for such.

**UPDATES**

**IHT Letter of Agreement:** IHT's counsel response was received. Members have not had a chance to read and tabled the subject till a future meeting. Jordi did say IHT will comply with the zoning bylaws.

**16 Old Courthouse Rd.:** McGuire had design plans to discuss. Points he made about the apartments:

1. will be handicap visitability
2. Smaller scale version of Scott's Grove
3. Will not go beyond setbacks (within building envelope)
4. Will not be asking for Nitrogen credits but have an enhance septic system
5. Proposed Timeline for construction start is July 1, 2020
6. Demolition of building- may have purchaser to move intact
7. May also have ready for solar if found feasible in this spot

He also said that the ZBA application is in the works. IHT will be requesting contractor bids and looking for the approval of the ZBA and Board of Health.

Abutters had a few remarks on this being 2 rentals and not a single family home which is what they pushed for. Colaneri spoke to the need for rentals as indicated from the various studies done over the past years which stated the greatest need to be rentals. He explained that there are a number of single family homes in stock and that there have been several problems with the homeownership affordable homes.

Several abutters were concerned with the traffic and a curve just at the proposed driveway to 16 Old Courthouse Rd. As the project is at the beginning of the road traffic did not seem and issue. But abutters are concerned with proposed projects on the road later. Colaneri stated that the AHC is not a part of any other project on the road and were not aware of any projects before the Planning Board or ZBA. As for the curve McGuire will look into a possible driveway

change which will put the driveway off the curve. He did state this could make the moving of the driveway could make a bigger impact on 18 Old Courthouse Rd.

Jordi addressed questions of management which he stated would be handled by DCRHA and that they have a manager on duty 24-7.

Abutters expressed their disappointment and disapproval of not doing a single family homeownership on this property.

***Silk made a motion seconded by Jochsberger to approve the design plan as presented with a possible driveway change. VOTE 4 YES 0 NO***

Recruiting speakers to speak in favor of the project was Schubert's idea so no report.

Plaque wording and cost were not discussed but Colaneri asked Rhonda to check with the committee that studied the use of the building.

## **NEW BUSINESS**

**75 Merry Farm Rd.:** Colaneri explained the history of the home. It being a you build for a subdivision requirement. Conley has emailed all the pertinent information that will need as well as the required documents of AHC. She had the maximum value of the property.

***Jochsberger made a motion seconded by Rau to set the maximum sale price of the property at \$247,750.00 with condition that a home inspection did not find any fault in the house. VOTE 4 YES 0 NO***

Further approvals will be based on the bank loan information and the required documents being approved and signed.

**New Members:** Jochsberger stated he may have a possible new member that he hopes to bring to the next meeting. Conley stated that a new member plus an alternate position is open. The new member position is for a Board of Health rep. If Rau resigns there will be a second alternate position open.

## **ONGOING BUSINESS**

**Vacant Lots:** No report

**Advertising:** Silk stated that her and Rhonda were working on a design and will have the design for next meeting. She also hopes to have figures on the cost of such.

## **Public Comment**

Public comment was allowed during the 16 Old courthouse Rd. presentation.

Adjourned at 8 P.M.

**The next AHC meeting will be Mar. 24<sup>th</sup> at 6:30 P.M. in the 2<sup>nd</sup> floor conference rm. of Town Hall.**

**There will be no AHT meeting Mar. 24<sup>th</sup>.**

Respectfully submitted by Rhonda Conley