

July 12, 2022
West Tisbury Affordable Housing Committee
Minutes

Present: Mike Colaneri, Jeffrey Dubard, Ted Jochsberger, James Klingensmith, Larry Schubert and Amy Upton

Absent with Regrets: Rise Terney

Also Present: Rhonda Conley, S. Rose, Island Housing Trust Rep (IHT), and Phillippe Jordi, Executive Director Island Housing Trust and members of the public

Jochsberger made a motion seconded by Dubard to accept the June 14, 2022 minutes as written.

VOTE 3 YES 0 NO 2 ABSTAIN 1 NOT PRESENT AT VOTE

INVOICES None

Correspondence

Accessory Apartment: Conley reported she has received several letters and emails concerning the rental amounts. Some homeowners would like to see the rental rates increased. Colaneri would like to wait until Sept. to discuss these inquiries.

Co-Housing: Conley reported that Vignaeult has stated that DCRHA will be discontinuing monitoring those affordable homes in the Co-Housing Association (see attached).

401 RFP Response: Rose an IHT rep requested a discussion of the concerns (setbacks, building design, placement of parking and others) of WTAHC (see attached).

UPDATES

15 Rock Pond Rd. : Colaneri reported that no solution has been reached with the owner on sale of home.

5 Harpoon Lane: Colaneri stated that IHT has purchased the property and will be taking applications for a lottery to be held in Oct.

School Lot: Dubard reported that he has spoken to a school rep but as now no meeting has been scheduled to discuss affordable housing.

ONGOING BUSINESS

401 State Rd.: Colaneri stated he has asked the Procurement Officer, Jen Rand to attend the next meeting to discuss the committee and town's options. Schubert who was not at the last meeting made comments on the design of the buildings. He also explained to others that more apartments would put the project over 11 bedrooms. This would lead to municipal water supply issues. Schubert's other points on the design are that other projects were prearranged and refigured. We need to get what we want he said. He also thought the timeline (three years) for completion was hard to swallow. Dubard and Upton believe with IHT's track record it should be given a chance to present. Jordi spoke about the presentation. He stated that it is not a done deal and that the design is up for design change discussion. Jordi said Scott's Grove started out different and changes were made to work with neighbors. The same with 16 Old Courthouse Rd. He went on to say that 401 State Rd. is a challenging site. He understands the committee does not like the proposal design but it can be worked out. Colaneri said there were at least 5 IHT reps at the site visit. They went over it piece by piece. Colaneri made sure visitors were aware of neighbor side needing special care with 50 foot no disturb zone. The drawing of parking upset everyone. Common area is not at all what requested in RFP.

Dubard believes that IHT should be given the right to present to the committee their response. Upton agreed with Dubard. Schubert in working in tandem believes we can find a sweet spot that all agree on. Jochsberger stated no antagonism just disappointed with response. Klingensmith believes that the common space inside the building is wasted space and the space should be used for more apartment space. He also stated that the committee owes IHT the opportunity to present. He believes WTAHC also needs to listen to Procurement Officer, Jen Rand.

Susan Silk, member of the public, former member of WTAHC, wants housing for seniors. She stated this will continue to be her focus. Klingensmith stated there are services for seniors. Dubard said it is all about balance. Sara Rosenthal hopes that the committee will continue to follow the concerns of all. Colaneri stated that a broader discussion will happen at future meeting.

16 Old Courthouse Rd.: Colaneri has asked Keith McGuire for a final accounting report for the project. Conley is also requested to report on town legal expenses and other expenses on the project paid by the Trust.

NEW BUSINESS

Property Search: Upton informed the members that she had been talking to the Fisher family about possible “attainable” housing on an acre parcel. She stated she has no real details. She commented that there is a two-class system developing as to housing applicants under certain income level to qualify and we are losing the middle. Schubert said that the bylaws don’t allow for this consideration. Schubert explained there is some Fisher history pertaining to Flat Point Farm. At the previous subdivision of said property they were required to provide an affordable housing lot. Instead of providing a lot in the subdivision they bought Harpoon Lane property. Colaneri said the Fishers have a long history of avoiding affordable housing.

Schubert went on to explain Zoning Bylaws would need to be revisited. Rewrites and amendments would be needed. He said it is what we need to claw back our community housing cost but is a hard sale to a community who have followed acreage bylaws and now others could get to change that.

Jochsberger asked who makes the changes to the bylaws. Upton said the Planning Board makes the changes in bite size pieces. Schubert believes a professional consultant should be involved. Maybe flex zoning and coming into the future should start to happen.

Adjourned at 7:33 P.M.

Approved July 26, 2022 by the committee

The next meeting will be July 26, 2022 via zoom.