

**West Tisbury Affordable Housing Committee**  
**Minutes**  
**Feb. 14, 2023**

**Present:** James Klingensmith, Mike Colaneri, Jeffrey DuBard, Rise Terney, Amy Upton, Kanta Lipsky, Simon Bolin, IHT reps-Keith McGuire, Phillip Jordi, Union Studio Rep-Alana

**Absent with Regrets:** Larry Schubert and Ivory Littlefield

**Also Present:** Rhonda Conley, Caroline Flanders, David Vignaeult, Sara Rosenthal and other members of the public

**401 State Road:** McGuire led a discussion on the 401 State Rd. Project with Alana designer from Union Studio for IHT. Union Street Memo on separate form. Comments of AHC are as follows:

See attachment of IHT design team Union Studios as it pertains to remarks below

1 Number of bedrooms sorted to 7-1 bedrooms and 2-2 bedrooms.

2 Ground floor units will be handicap visitable with one unit fully handicap accessible.

5 Colaneri asked that all units be set with a hook up for washer and dryer that is vented to the outside

6 A common space for all tenants to use will be part of design as asked for by the committee

7 Members agreed that the restriction for 55+ age go forward as stated in attachment.

8 Colaneri stated that the small track of land on the other side of Lambert's Cove Road could be a bus stop with a shelter and presented in a beautiful way. DuBard suggested there may be other ideas for the parcel and should get feedback as to use. Klingensmith said that with a structure there would have to be maintenance and suggested a non-maintenance pull off.

9 Another point that Colaneri made is that the AHC wants the project to stay out of the setbacks particularly the north side of the property where the only true abutters reside.

Colaneri mentioned that the Land Bank had made a request some time back about a trail on the north side of the property. AHC never voted on the matter though the majority members were not for the path so as to not bother the vegetation of the setbacks on the north side but were open to the use of Lambert's Cove Rd. on the opposite side of the road.

10 Colaneri asked about the driveway having both State Rd. and Lambert's Cove Rd. entrances and/or exits. He also stated that the Fire Chief will need to weigh in on the driveway and road access. The access will require permits. Terney asked as to whether the curb cut in had been discussed and McGuire said it has not been looked into yet.

12 McGuire also stated that the time table may need a change as the development would have to go in front of the MVC review which could take some time. He stated this could set the time table back 12 to 18 months. DuBard suggested that before AHC or IHT start presenting the plans to the public that AHC and IHT along with the design team have a discussion and make a design decision collectively.

McGuire ended the 401 State Rd. project discussion giving the committee the understanding that the design would be worked on for the next AHC meeting Feb. 28<sup>th</sup>. He suggested that the Select Board and public be invited to the next meeting Feb. 28<sup>th</sup> with focus on the Select Board and AHC. Input.

Klingensmith would like the next discussion to happen on Mar. 7<sup>th</sup>. Terney stated that the AHC and AHT have meetings on the 28<sup>th</sup>

**NEW BUSINESS**

**Member Status:** Klingensmith stated that there may be a change in membership and would like to discuss at the next meeting. Upton stated that if the member is resigning then the committee should

look to the alternates and experienced board members from other boards of West Tisbury to replace the member.

**Meeting Material:** Klingensmith reiterated that all materials for an upcoming meeting must get to Conley at least 72 hours before the meeting. If not received before 72 hours the material will not be considered for the meeting.

**Previous Minutes**

*Terney made a motion seconded by Upton to accept the Minutes of Jan. 24 and 31. VOTE 5 YES 0 NO*

**Warrant Article**

Upton and DuBard asked that the committee discuss the Warrant Article. Klingensmith stated it must wait for a trust meeting.

**Approved Minutes Feb. 28, 2023**

Adjourned at 7:07

The next meeting will be Feb. 28, 2023 at 6:30 PM via zoom.

See Feb. 28<sup>th</sup> agenda for zoom link to meetings

The next Affordable Housing Trust meeting will be Feb. 28 at 6 P.M.

Respectfully submitted by Rhonda Conley