

West Tisbury Affordable Housing Committee

Mar. 14, 2023 Minutes

Approved 04/17/2023

Present: Jeffrey Dubard, Mike Colaneri, Ivory Littlefield, Rise Terney and Amy Upton

Also Present: Simon Bolin, Kanta Lipsky, Rhonda Conley, Phillippe Jordi (IHT Ex. Director), Keith McGuire (IHT Rep), Alana and Douglas Kalel (Studio Design Reps) and members of the public

ONGOING BUSINESS

401 State Rd. Project: The Studio Design team presented 3 design possibilities(see attached). all three designs have fulfilled the committee's request of setbacks, common space, driveway location (out of setbacks), handicap visibility, outdoor storage space, washer and dryer hook up. Two means of entrance and exit were part of design. Units will have a small deck. The designer stated all units would be single story and be handicap visitable with one unit being handicap assessable. Design One: There is a common green space with patio. Each unit will have a porch. The driveway is on the southwest area with entrance and exit on Lambert's Cove. There is a path way throughout the development and a cross walk to the other side of Lambert's Cove Rd. There were several driveway plans which will need to be discussed with the fire department. The committee stated they do not want the driveway in the setbacks or the northern setbacks to be touched except to create more natural coverage (if needed) and maintain the 50-foot setback.

Design Two The second design plan had the driveway on the northern side of the development. The plan was not in the setbacks and faced the development. It offers two entrance/ exits one on State Rd. and one on Lambert's Cove Rd. Common area in the center of the development with front of units facing south.

Design Three: This design is closer to the setbacks. Entrance also is on Lambert's Cove Rd. Buildings would be duplexes with 2 units per building. Entrance is believed to meet the Fire Chief's space for firetruck and emergency vehicles. McGuire stated he will speak with the fire chief to confirm the vehicle space is adequate. Colaneri was concerned about the parking not being sufficient.

Terney stated she liked the Lambert's Cove Rd bus stop shelter but said signs should be placed to make sure safe. Her favorite design was Design 1 then 3 with 2 being her least favorite.

Colaneri is concerned that fire trucks, emergency vehicles and delivery vehicles will not be able to enter and turn to exit.

DuBard said the important element of the common area is pleasingly done. It has a really nice feel to it.

Lipsky stated that she likes Design 3 and is the best for space. She liked that all porches did not face inward. She suggested that there be green space for planting.

Littlefield's picks were Design 1 and Design 3 as they offer more compact parking and a little more undisturbed area. McGuire stated that the renderings are to scale. The schematics may change as the renderings come to reality with real measurements.

McGuire asked the committee members to also say what they don't like.

DuBard believes the abutter is overstating the 50' setback and likes both the State Rd. and Lambert's Cove Rd. entrances and exits.

Upton stated that the parking aspect should be more condensed. This makes it better than spread out and head lights shining in houses. She says closer to the south end of the property is better.

Colaneri said the parking looks constrained and will have possible overflow.

Littlefield remarked that the Design 1 structure would be closer to parking and might be better.

Terney had question about the housing paths as to whether they could be used for vehicles. McGuire said the paths are not for vehicles. As this is an elderly development the need for assistance in carrying packages, etc. from the parking should be considered. Alana stated that cars could not drive on the

paths. They would not be made for vehicle traffic. Douglas suggested that tenants could park and use a cart (supplied by the developer or the agent of the management of the units).

Colaneri stated the general consensus seems to be Design 1.

Design 1.

McGuire's next time frame will be when the schematics are ready for review, The Fire Chief has been spoken to and did approve of fire truck entrance and exit ability. McGuire will notify the AHC when he has completed next tasks and is ready to speak with AHC again. Colaneri made a motion seconded by Upton to rank the designs. Terney asked that the committee wait until McGuire has an opportunity to do follow-ups and has completed schematics. Upton said designs should be ranked if something comes up. DuBard echoed Terney stated she is not ready to choose. Colaneri withdrew motion to rank designs. Bolin said that a fire can be fought with Design 1. Bolin also said that there is a fire tank in the ground close to the fire station that can be used and/or the Charter School fire tank. A huge space is not needed to fight a fire.

Further discussion of design choice led to Colaneri remaking a motion. **Colaneri made a motion seconded by Terney stating that Design 1 is preferred by the AHC. VOTE 5 YES 0 NO**

McGuire stated he will share the present information with AHT and the Select Board. McGuire said in two weeks he may have an update but not a progress report. DuBard said that a written update would be sufficient.

Previous Minutes

Conley presented the past minutes needing approval. **Terney made a motion seconded by Colaneri to accept the minutes of Jan. 10, 2023 as written with grammar corrections. VOTE 5 YES 0 NO**

DuBard made a motion seconded by Terney to accept the Jan. 24, 2023 minutes as written with grammar corrections. VOTE 5 YES 0 NO

Invoices

Colaneri made a motion seconded by Upton to recommend AHT pay town counsel legal fees of \$291.90 for attorney Isabell Lew on 15 Rock Pond Rd. VOTE 5 YES 0 NO

Interim Chair

James Klingensmith resigned as chair Mar. 14, 2023. effective immediately. DuBard recalled that Colaneri resigned from chair some months back. Colaneri stated yes, he stepped back but stayed on the committee. With Klingensmith's resignation, an interim chair is needed.

Terney made a motion seconded by Colaneri to elect DuBard as interim chair until elections in April 2023. VOTE 4 YES 1 NO

Upton brought up the possible need for co-chair or vice-chair. At this point **DuBard made a motion seconded by Littlefield to make Upton vice chair.** The vote was not taken at this time. Colaneri stated he was uncomfortable with DuBard and Upton being in charge. DuBard made a remark to Colaneri's absentees and discussion continued for some time. After the back and forth between Colaneri and DuBard a vote was called for. **DuBard restated the motion and Littlefield seconded the motion of Upton becoming the interim vice chair of the AHC. VOTE 4 YES 1 NO**

Ongoing Business

ADU Warrant Article

DuBard reported that the Select Board voted against the ADU warrant article. DuBard wants to continue to work towards something that will be acceptable for a later special town meeting warrant article or by petition. Other members of the committee have their concerns and understand the Select Board's concerns. There are concerns the presentation is not understandable to the normal lay person. There are questions as to why the need of such a program as already have the ZBA accessory apartment bylaw, clarification of use, management, funding, possible guideline changes, difference between suggested program and ZBA present bylaw Accessory Apartment program. Several members questioned the need of such a program and how it is different than the accessory apartment bylaw apartments. Members in support of this program are willing to work on clarification and other concerns of ADU's. It was agreed that if this was to become an article the public must be able to understand all aspects of the program.

15 Rock Pond Rd.

Applications closed on Mar. 4 2023. HAC will handle the sale of property and restrictions.

2023 3-14 AHC minutes approved

Adjourned at 8:07

Next meeting will be Mar. 28, 2023 at 6:30 PM via zoom