

West Tisbury Affordable Housing Committee

March 28, 2023 Minutes

Approved 04/17/2023

Present: Jeffrey DuBard, Amy Upton, Mike Colaneri, Larry Schubert, Ivory Littlefield, Simon Bolin and Kanta Lipsky

Also Present: Rhonda Conley, Jeff Kaye, Laura Silber and members of the public

Ongoing Business

New ADU Program

DuBard led a discussion on the next steps of the new Affordable Dwelling Unit (ADU) he and Upton worked on creating. The Select Board has turned down the proposal to be a warrant article at annual town meeting (April 11, 2023). Upton stated that to be considered for a town vote at a special meeting in the fall several steps need fleshed out. Details as to how the program would work, who would monitor such a program, what this would mean to the existing program (Accessory Apartments 4.4 Section of Zoning Bylaws), is the committee in favor of a new higher income level for rentals(140% of AMI) as well as granting funds to homeowners to produce such dwellings, where funds shall come from to support the program. She spoke of activating a petition of 200 citizens' signatures requesting a special town meeting to vote on this ADU change.

DuBard stated that this process needs to go through the committee answering any questions and comments members may have first. No conclusions were come to. Littlefield suggested that the committee pick the date for special meeting and work back when have the required signatures.

Upton suggested that AHC sets a time line and work with the Town Administrator for a fall meeting.

DuBard stated that the ADU presented to the Select Board came up short. He said that the AHC needs to get the warrant article ready for community process and sharing of explanation of the proposed process. He suggested that the AHC have talks with the Agriculture Society about the adopt a farmer program, the Charter School about adopt a teacher, Aging Groups creating housing and other housing groups.

Lipsky reminded the committee that Select Board member Skip Manter asked who, how, what, why. He wants to know the facts of the proposed warrant article before AHC reaches out to the community.

DuBard stated Silber (MVC) has a lot of experience with housing and may be helpful.

Schubert stated that there are questions that need answering before have the bones of documents to go forward.

Upton made a motion seconded by Schubert that the AHC request MVC give research support to the ADU questions. VOTE 5 YES 0 NO

Littlefield inquired about the ADU red line copy that Town Amin. Jen Rand sent. It was not discussed.

DuBard requested that Silber guide the AHC through the process with AHC supplying what have. Upton requested they formalize the work together with Silber. Upton stated that there should be some wording clarification and the committee may consider legal counsel with a land use lawyer. Silber and Bill Veno will look over the red line doc then send to Select Board for input. This will be further discussed at the Apr. 25th meeting.

New Members

Schubert stated that this meeting may be his last. He then spoke of various ZBA members that may take his place on the AHC. Jeff Kaye and Julius Low are two members of the ZBA that may be interested.

DuBard and Upton believe that the committee should hold out for someone with experience in the ZBA. Susan Silk (member of public)suggested that the committee move on to appointing the Board of Health and At Large representatives. DuBard believes that the next candidates need good communication

skills. Silber asked about having a rotating committee and rolling roles where Schubert explained that the members are voted by the board or committee they represent to the AHC. He informed the members that the Chair and Vice Chair are elected for a 1-year term by the AHC members the first meeting in April. Schubert recommended Jeff Kaye for ZBA rep, stating he has knowledge of the housing situation. The vote for the Board of Health and At Large member positions that opened when 2 AHC members resigned. ***Upton made a motion seconded by Littlefield to recommend Kanta Lipsky to the Board of Health as their representative to the AHC. VOTE 5 YES 0 NO***
Schubert made a motion seconded by DuBard to recommend to the Select Board that Simon Bolin become the At Large member to the AHC. VOTE 5 YES 0 NO

Invoices

Conley presented the invoice from Reynolds, Rappaport, Kaplan and Hackney for legal work done with the sale of 15 Rock Pond Rd. ***Schubert made a motion seconded by Upton to recommend to the Affordable Housing Trust to pay town counsel invoice of \$291.00. VOTE 5 YES 0 NO***

Previous Minutes

Upton made a motion seconded by Littlefield to approve the minutes of Feb. 14, 2023 as written with corrections to grammar. VOTE 5 YES 0 NO

Schubert made a motion seconded by Littlefield to approve the minutes of Feb. 28, 2023 as written with corrections to grammar. VOTE 5 YES 0 NO

Upton made a motion seconded by Littlefield to approve the minutes of Mar. 14, 2023 as written with grammar corrections.

401 State Rd.

The committee members were asked to please send any questions pertaining to this project to Conley for her to pass onto IHT and designers. These questions should be sent by April 17, 2023.

NEW BUSINESS

Island Co Housing

Caroline Flanders request to present at meeting next meeting.

ADU Discussion

Upton would like to circulate a list of oversight items. Items may be ADU Fact sheet, red-lined doc from Town Admin., Zoning Bylaws, AHC Guidelines to Affordable Housing pertaining to the Zoning Bylaw on housing and other forms such as a petition

Martha's Vineyard Commission Report

Silbur gave a short report on the MVC. She stated that the Joint Affordable Housing Group will be having meeting the end of April. These meetings are usually attended by representatives of the town affordable housing committees and other boards of the island towns, DCRHA reps., IHT reps and other groups involved in affordable housing.

Adjourned 7:42 P.M.

Attachments to follow