

**West Tisbury  
Affordable Housing Committee  
June 14, 2022**

**Present:** Mike Colaneri, Jeffrey Dubard, Ted Jochsberger, Rise Terney and Amy Upton

**Absent with Regrets:** James Klingensmith and Larry Schubert

**Also Present:** Rhonda Conley, Susan Silk, Philippe Jordi, Island Housing Trust Ex. Director (IHT), David Vignaeult, Dukes County Regional Housing Authority Director (DCRHA), Sara Rosenthal and other members of the public.

Terney made a motion seconded by Jochsberger to accept the minutes of May 24, 2022 with the corrections in spelling and word usage noted by Jochsberger. **VOTE 4 YES 0 NO 1 ABSTAIN**

#### **INVOICES**

**Town Counsel:** Conley presented an invoice for legal work on the covenant and 15 Rock Pond Rd. totaling \$324.50.

**16 Old Courthouse Rd.:** Colaneri had an invoice for the plaque from Martha's Vineyard Memorials for \$2,740.00.

*Terney made a motion seconded by Dubard to pay both invoices from the funds set aside by the Affordable Housing Trust for the committee to use. Invoice totals were \$3,064.50.*

**VOTE 5 YES 0 NO**

**The plaque for 16 Old Courthouse Rd. will be paid with Trust funds set aside for that project. The town counsel invoice will be paid with other Affordable Housing Trust funds set aside for the committee to use.**

#### **CORRESPONDENCE**

**5 Harpoon Lane:** Conley stated that she had received the application package from DCRHA for the resale of 5 Harpoon Lane along with the ad to post in Town Hall. She asked town clerk to put the application package on the AHC web site.

Jochsberger and Terney requested that any information on subjects on the agenda be emailed at least 48 hours before the meeting. There was a short discussion about email and issues as to over sending, too late for study before meeting and too many members sending stuff to all. Conley stated that she tries to get all materials for the meeting to the members a week in advance.

#### **NEW BUSINESS**

**401 State Rd. RFP Response:** Colaneri led the discussion, He stated there was only one respondent to the RFP. As the file was 169 pages Conley had to send to members in segments when she received the RFP response. At this time, it was also sent to the consultant. Conley stated it has been resent to the consultant 3 times and in the consultant's hands for 3 weeks. Consultant Judi Barrett does not have a grading report ready as of yet. Terney wanted to know about asking questions and about modifications to the plans. Colaneri stated the AHC has to approve of respondent. All members are allowed to ask questions, request changes and answers to inquiries.

Jochsberger felt the response was sloppy with typing errors and no proof reading. He was disappointed with the plan presentation. Jochsberger was also concerned with the CPC requested funding amount. Terney was not happy with the parking proposal facing the neighbors. She did not understand why IHT did not follow the 50-foot setbacks. The balconies were too small to be of any significant use she thought. Colaneri had the feeling that IHT did not want to do the project. He felt the buildings looked like military barracks. Terney and Jochsberger did not like the design or siting of the buildings. Colaneri

stated this was the worst proposal he 'd seen and gave it an F rating. Dubard being a member of the IHT did not comment on the RFP response and has not discussed IHT since been on the IHT board. He recused himself. Terney wanted to know about the grading. Colaneri told her grading by the consultant gives the committee ideas as to the financial backing, whether the RFP represents the committee's request. Silk, just recently resigned from the committee, stated she had worked hard for the vote to get the property and is not happy with the location of the buildings either. She also did not like access via Lambert's Cove Rd. She felt there was a lack of sensitivity and the placing of the community space is a waste of space within the apartment building. Silk also wanted more apartments than the 7 being offered. Sara Rosenthal believes in affordable housing and thought her concerns would be honored but it doesn't seem to be on the design. She was upset with the parking being within the 50-foot setback and the cutting of trees. She does not think that 25-foot setbacks are adequate nor do several AHC members. Rosenthal agreed with Colaneri that the development looked like army barracks. She believed the map shows that there is space closer to State Rd.

Summary of the issues brought forth are:

1. Found the RFP paper response sloppy
2. Overboard on pages of response
3. Building plans are not satisfactory (military barracks)
4. Set up of the buildings with tiny balconies have no use
5. Not following the 50-foot setbacks not acceptable
6. Placement of the parking not acceptable
7. Funding sources especially CPC funding use concerning
8. Community space not right
9. Location of buildings wrong
10. Entrance and Exit proposal not happy with

There was a short discussion of Board members being on several boards. This is the norm for West Tisbury. Several members find it helpful having connections with the various boards.

Jordi, Executive Director of the IHT joined the meeting as the members were questioning accepting the proposal. They could ask for modifications or possibly not accept it stated Colaneri. Jochsberger suggested that the AHC put it back out and not accept the response. Colaneri tended to agree. Terney stated it was insulting and thrown together. She asked about a new rendering. Silk 's concern was there was no intergenerational community proposed. Colaneri stated there was a lot of talk at the site visit and now it is as if no one cares. He doesn't know whether revisions can work. Jochsberger asked that Conley write up the concerns and give to members. Colaneri said he will speak to the consultant and the procurement officer about what can and cannot do with the response. Silk asked Jordi about the response and whether IHT does or doesn't want to do the project. Silk said we are not excluded from discussing the project publicly and Colaneri stated it is an open meeting. Upton being unprepared as she just joined the AHC had no comments. Jochsberger said AHC has had a great relationship with IHT and he hates to see these problems with the RFP response. Terney stated to the members they have not heard yet from Jordi, Dubard or Doug Ruskin, IHT members. Rosenthal asked if the AHC is moving forward with the proposed RFP. Colaneri stated the committee would stay in touch with her including letting her know when and how to attend the meetings and sharing the approved minutes with her. Further discussion as whether the town had to accept or could they deny the proposal followed with Colaneri saying he would speak to the consultant and the procurement officer. Colaneri stated after these conversations there may be a presentation but not before he has spoken to the above.

Jordi, IHT Ex. Director stated that there would be a presentation where questions could be asked of IHT. He said he has more answers to the questions AHC discussed. Jordi said the plan was based on the RFP. He requested a formal presentation where any questions would be answered. The committee, Colaneri stated AHC has not decided on acceptance or denial of respondent.

***Terney made a motion seconded by Upton to table further discussion of the proposal.***

**VOTE 4 YES 0 NO 1 ABSTAIN**

**Accessory Apartment Rental Numbers:** Colaneri presented the rental sheets of accessory apartments from Vignaeult (DCRHA) to the committee. He stated that Conley will be sending out the request for reports of the accessory apartments' status from homeowners with an accessory apartment at the end of the month.

#### **ONGOING BUSINESS**

**16 Old Courthouse Rd.:** Project is final with renters in.

**15 Rock Pond Rd.:** The discussion of Town Counsel and the Co-Housing attorney continues with the selling of the Rock Pond property. The goal is to offer for resale the affordable home by Oct. 1, 2022.

**197 Charles Neck Way:** Colaneri reported the home owners are working with TRI.

**5 Harpoon Way:** Conley said the home is being advertised for sale. See website for application package.

**Red Arrow Project:** On the MVC docket

**Priester Pond:** Colaneri stated that the legal confirmation of the question of the affordable lot of the previous subdivision had been reached. There is no longer an obligation to be affordable due to actions at the beginning of the proposal. The lot is released from the affordable restriction.

**School -Town Lot:** Dubard reported he is still waiting for the school rep to speak to him.

**Adjourned at 7:36 PM**

**The next meeting will be June 28, 2022 via zoom. See below for zoom meeting information.**

**Approved July 12, 2022**