

West Tisbury Affordable Housing Committee
July 26, 2022
Minutes

Present: Mike Colaneri, Jeffrey Dubard, Ted Jochsberger, James Klingensmith, Rise Terney

Absent with Regrets: Larry Schubert and Amy Upton

Also Present: Rhonda Conley, Jen Rand (Town Admin), David Vignaeult, director of dukes County Regional Housing Authority , Phillipe Jordi, Executive Director of Island Housing Trust, Sara Rosenthal and other members of the public

Jochsberger made a motion seconded by Dubard to accept the minutes of July 12th as written.

VOTE 4 YES 0 NO 1 ABSENT (had not arrived yet)

INVOICES

None at posting

Announcements and Correspondence

None at Posting

New Business

Co-Housing: Vignaeult reiterated his email and letter. He explained that DHCD will find and assign a monitoring agent. CHAPA will probably be the assign. Chapa has used DCRHA for leg work here on the island. The Town does not have to pick the monitor as DCHD will assign a new monitor. Vigneault said that DCRHA will stay agent until the position is filled.

Dubard recommended that the Town for these affordable properties in Island Co-Housing subdivision be monitored by an outside monitoring agent chosen by DCHD. VOTE 5 YES 0 NO

Ongoing Business

15 Rock Pond Rd.: Colaneri reported that town counsel is dealing with the property owner.

401 State Rd.: Rand spoke to the Consultant Judi Barrett's opinion of the RFP response. Barrett thought the response was good and should be accepted with the design concerns being addressed in the Land Disposition Agreement. She does not believe that a response should be rejected on the basis of the design. Rand said accept the response but stating that the design is not acceptable. The members continued to discuss the issues again with the building design and positioning, setbacks and parking design. There were outline specifications with the RFP that stated protection of existing landscape with a 50 foot no disturbance zone along property borders and the parking should be situated where it will have the least impact on neighbors. Terney stated that the design, parking, setbacks, building and AHC comments are not tweaks to the project but full design questions. Dubard said there are constraints on what can be built and so try to get what can.

Several members say let's listen and hear IHT's intentions. Jordi's intentions are a presentation and wants the committee to know he hears the concerns. He expressed the IHT's apology and remiss for not being clearer. He assured the committee that IHT will take the concerns presented seriously and will make changes to design to satisfy those concerns. John Abrams of South Mountain construction said that they wish to listen and present at the AUG. 9th meeting.

Terney asked why submit something to apologize for in the first place. Apologizing for something after a negative response? Jordi said there was a real effort to put forth a thoughtful response and commitment to the project without a definitive design.

The three year time line Jordi explained having more time would be good. Giving more flexibility to look for further financing other than the town. Jordi heard concerns and expectations and hopes to create something satisfactory. Dubard stated there are many factors and it is important to listen. Abrams said they can design what is best for everyone. Colaneri stated that IHT's past performances were well done and asked who should design. Rand stated meet with IHT for a presentation and decide from that to decide. She said be clear on AHC's recommendation to the Select Board as to go forward with IHT or decide to go for a new RFP. After the Aug. 9th meeting Rand said AHC should make their recommendation. Rand also said the final design is up to the AHC however if not in Select Board will decide. Of course, the Planning Board, Zoning Board of Appeals and probably the Martha's Vineyard Commission as well.

Adjourned at 7:24 PM

The next meeting will be Aug. 9, 2022 at 6:30 P.M. via zoom. See website for zoom information which you can see on the agenda.

Respectfully submitted by Rhonda Conley

Minutes approved by committee Aug. 9, 2022