

West Tisbury Affordable Housing Committee

August 9, 2022

Minutes

Present: Mike Colaneri, Rise Terney, Jeffrey Dubard, Ted Jochsberger, James Klingensmith, Larry Schubert and Amy Upton

Also Present: Rhonda Conley, Philippe Jordi Island Housing Trust(IHT) rep and other IHT representatives, John Abrams, contractor and other South Mountain reps, Sara Rosenthal and other members of the public

Terney made a motion seconded by Klingensmith to accept the 7-26-2022 minutes with spelling corrections. **VOTE 6 YES 0 NO 1 ABSTAIN**

Invoices: None

Correspondence and Announcements

15 Rock Pond Rd. : Colaneri stated that Town Counsel and DCRHA are still working on the sale of the house to an affordable homeowner.

Co-Housing: Conley reported that DCRHA is working with DCHD on finding a monitoring agent for the 4 homes within the Island Co-Housing subdivision.

Updates

School/Town land: Dubard is hoping to have a sit-down with a school representative to discuss housing development on the town/school property by the end of the week.

Ongoing Business

401 State Rd. : The discussion of IHT's RFP response and fulfilling of the request continued. The acknowledgement of Judi Barrett stating that IHT was a strong respondent based on finances and diversity was noted by the committee. Jordi presented IHT's response from their RFP entrée. Jordi first made an apology for the IHT's design approach. He stated the problems the developing team have are not only public concerns (visibility of development, traffic flow, noise) but site topography, setbacks and designing buildings to fit within the building space. The understanding that the conservation of the boundaries and setbacks was important to the committee and the one abutting neighbor did not come across on the IHT plans. Colaneri stated that the AHC specifics were well thought out and were in keeping with the community. **Colaneri asked if all of the committee's concerns would be dealt with in the building plans. Jordi stated absolutely. Abrams said IHT response did meet the RFP request specifics.** This does not have to be a hidden project said Colaneri. When asked about the RFP Abrams **replied that after reading the RFP he knew that it would be unsatisfiable.** To which Colaneri said the AHC has to be satisfied. All are not sure that their concerns are being taken seriously. Schubert reminded all that RFPs have a bunch of parts, financing, design group, public input, Planning Board approval and probably the MVC approval. He suggested that AHC rely on the professionals and if choose make a list of serious adjustments be made to the AHC concerns of the project. He encouraged AHC to clear the air and to move forward. Upton suggested that the committee form a subcommittee on this project. No motion taken.

Jordi insisted that IHT is not committed to design submitted and does not assume they will please everyone. He stated that the choosing of the right design team can help to satisfy more people. Jochsberger suggested it would be useful for the committee to create a list of the things not wanted or

liked and should be changed. Sort of what IHT can and cannot do instead of circling around the issues. Jordi said this would be helpful as well as the public input.

Colaneri reminded the members and IHT that AHC spent 1 year to create the criteria of this project and wanted to know if IHT can deal with the criteria or not. He acknowledged the site topography could cause slight problems but it is a reasonable criterion for rentals with a total of 11 bedrooms. He also noted that there will be options that will need discussion.

Jordi stated that he feels the problems can be addressed. Colaneri asked if the specifics asked by the committee would be attained. Jordi said they would absolutely be dealt with. Jordi reminded that this project will not only be scrutinized by the committee and public but the Planning Board and Martha's Vineyard Commission. Schubert also believes there is problems with the design. He stated that in his experience this is not the first of housing projects with the original design being changed from the drawings with the RFP response.

The members had a discussion after the presentation by IHT as to what the committee members wish to do as far as accepting IHT's response, putting back out or dropping it all together. The talk consisted of the designs of the buildings, parking setup, use of the 50' setbacks, road design and surety for the neighbor(the only direct abutter) at north of property of the setbacks. The committee also took the consultant's recommendation, time spent, past working relationship, and only responder into consideration.

There was talk of IHT public presentation and new design elements and voting after these gatherings. Schubert believed that doing this before voting to accept IHT's response may or would have legal ramifications. Several attendees agreed. Schubert trust IHT and believes should go into contract agreement.

Jochsberger thought if voting it should be in executive session. This was denied due to the Open Meeting Law. ***Upton made a motion seconded by Klingensmith to accept Island Housing Trust RFP proposal as is with a commitment to work together with the Town to do our best and move forward. Terney requested an amendment to the motion and Klingensmith seconded the amendment to say To accept proposal...and move forward following RFP special specifications presented in the RFP Special Requirements section of the RFP and address the major concerns of the AHC.***

VOTE 4 YES 1 NO 1 ABSTAIN 1 RECLUSE

Colaneri will notify the Select Board of the AHC's vote for Proposal choice to IHT.

Red Arrow : Dubard no report at present. Colaneri stated there will be a public hearing Thurs. Aug. 10th. Klingensmith believes the MVC is keeping it open for AHC to send a letter.

Adjourned at 7:30 PM

Approved Sept. 13, 2022

The next AHC meeting will be Aug. 23, 2022 at 6:30 PM via zoom. See below for zoom info.

Respectfully submitted by Rhonda Conley