

West Tisbury Affordable Housing Committee
Sept. 13, 2022
Minutes

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

Absent with Regrets: Amu Upton

Also Present: Rhonda Conley, Matt Coffey and Liz Volchok (Island Housing Trust and South Mountain Reps), Sara Rosenthal and other members of the public

Terney made a motion seconded by Dubard to accept the Aug. 9, 2022 minutes as corrected.

VOTE 6 YES 0 NO

Colaneri made a motion seconded by Terney to accept the minutes of Aug. 23, 2022 as written with corrections. **VOTE 6 YES 0 NO**

ANNOUNCEMENT AND CORRESPONDENCES

None

INVOICES

Reynolds, Rappaport, Kaplan and Hackney: Conley presented an invoice from town counsel dealing with 15 Rock Pond Rd. for \$442.50. ***Terney made a motion seconded by Ted Jochsberger to pay ---- to Reynolds, Rappaport, Kaplan and Hackney for legal services on 15 Rock Pond Rd.***

UPDATES

School Lot: Dubard had no report. He stated he can't pen down a school rep. Colaneri suggested Dubard create a rough draft of hopes to the reps.

Island Co-Housing: Colaneri reported that the Select Board voted to not have the town be the monitoring agent for the Island Co-Housing subdivision. Terney stated that the DCRHA has to find a replacement monitoring agent through DCHD.

ONGOING BUSINESS

15 Rock Pond Rd.: Colaneri explained the history of the property. He told of the owner renting the home for over 3 years or more in violation of the covenant. The owner did not respond to the monitoring agent to the violation. The Island Co-Housing subdivision did not enforce the subdivision rules on rentals of 15 Rock Pond Rd. The monitoring agent's repeated letters to owner sent on compliance to covenant were not followed. Town Counsel worked with Phillips' attorney Caroline Flanders to solve the issue with no conclusion. The property owner did not agree on a sale price. West Tisbury Affordable Housing Committee has requested the sale of the property through a letter of compliance and a purchase and sale agreement with the West Tisbury Affordable Housing Trust and Christy Phillips. Schubert also thinks the sale price and any spending by the Trust needs to be discussed at the next Trust meeting. ***Colaneri made a motion seconded by Klingensmith to approve documents(letter and Purchase and Sell Agreement) and refer to the Trust for approval.***

VOTE 6 YES 0 NO

Schubert feels that the owner should be asked to attend the next AHC meeting prior to the Trust meeting. Terney stated the owner not being at the meeting should not affect AHC. Dubard agreed the need to discuss with the Trust the cost of the purchase and sell of the property. Klingensmith feels it is most appropriate to take action and move on.

401 State Rd.: Colaneri stated that the design subcommittee is not worth the time and suggested that the whole committee with IHT and South Mountain designers and engineers attempt to address design issues of the IHT design. Dubard said an open discussion on design changes should take place. Terney and Jochsberger feel the draft design and AHC list from RFP not addressed in the RFP is the best way to start. Dubard would like to see some IHT design changes that address those concerns of AHC.

Colaneri said that there should not be any changes on the number of bedrooms (11) but may be a change in configuration of such bedrooms. Schubert wants everyone to be comfortable with bringing their ideas to the next meeting. Conley stated that it may be time to start also thinking about the Land Disposition in place. Klingensmith feels it is time to move forward now instead of going over and over again the issues. He stated it is time for IHT to step up and show the committee something in the next week. Terney agreed with Klingensmith saying expect possible design changes in the next two weeks. This could be IHT /South Mountain designers attending future AHC meetings. These reps could relay messages from the meetings to their organizations.

Klingensmith said the committee gave this information in the RFP and it should be used.

He stated he is leaning toward parting ways with IHT and get RFP out to other groups. Colaneri said we know what design we like as stated in the RFP and if IHT is reluctant to move forward maybe should go back out to bid again.

The reps Volchok and Coffey apologize for the delay but stated IHT and South Mountain are commented to this project. Coffey's next step is to meet with AHC and get their thoughts in more detail as well as a review and take on the public response. Schubert suggested that meeting in person as a joint public meeting. Jochsberger stated maybe it is time the committee think about going back to in person meetings. Terney not in favor of in person. Schubert and Jochsberger said large zoom meetings may have complications plus can get things done in one day possibly.

Colaneri made a motion seconded by Klingensmith that in the next 2 meetings that IHT/S. Mt. come up with a sketch and if cannot provide that AHC will move on. VOTE 4 YES 0 NO ?

Coffey stated what deliveries would be possible in this time frame. He stated due to land topography, property measurements and further changes allotted time is not enough.

Colaneri requested that a conceptual drawing showing locations of buildings, road/driveway, parking staying within setbacks be given and staying within the setbacks or if can't then say so. Act on RFP with the requested points.

Public

401 State Rd.: Rosenthal thanked the AHC for looking out for them as abutters to 401 State Rd and hope it does moving forward.

Adjourned at 7:48 PM

Approved Sept. 27, 2022

The next meeting will be via zoom on Sept. 27, 2022 at 6:15 PM. Agenda will be on the website.