

## WEST TISBURY PLANNING BOARD MINUTES July 3, 2023, pg 1

PRESENT Ginny Jones, Leah Smith, Heikki Soikkeli, Amy Upton, Matt Merry.

ABSENT: John Rau

ALSO PRESENT: (Names as they appeared on the Zoom screen)

IPAD, Gary and Marie Luck, Phyliss Krugler, Pam Scott, David Bryant, Janice Haynes, Jeremiah Brown, Eunki Seonwoo, Linda Holt, Rick, Ted Jocksberger, Adam Moore, Beth, 18573121714, Ed Swanson, Peter Rodegast, Kristen G, Alan Rappaport, Jeffrey DuBard and Jane Rossi.

Leah opened the meeting at 5:30 pm.

● **Public Hearing on an application from Island Housing Trust to a duplex containing a single bedroom and a two bedroom unit within one structure on Map 16, Lot 194, 88 Pin Oak Circle:**

Leah opened the public hearing and read the hearing notice. Pam Scott explained that the lot is just over 20,000 square feet, and the subdivision was established in 1971 which predates zoning.

The proposal is to construct a compact duplex containing three bedrooms: one on the second floor and two on the first floor. The second floor apartment will be rented to a qualified applicant at 140% of the Annual Median Income (AMI). Under Section 4.4-3B of the zoning bylaws, 25% is to be dedicated to affordable housing and Pam said they are dedicating 33% to this project. Pam explained that the first floor 2-bedroom unit will be rented year round. The units will be owned and rented by Island Housing Trust. She said the structure will be similar to others in the development, the first floor will be ADA accessible, and a tentatively approved enhanced septic system will be installed to support the 3 bedrooms. Leah asked about closet space and Pam said there is a closet in the kitchen, the bedrooms and the bathrooms but they will be working on the plan to possibly add more. Ted Jocksberger asked if there would be solar panels and Pam said they will be installed.

Ginny said Pin Oak Circle is an old subdivision and it is her understanding that the lot was to be strictly affordable. She said she had reservations about a 1<sup>st</sup> floor market rate rental and she felt the structure shouldn't be more than 2 bedrooms. Heikki also inquired about the market rate rental. Pam said they followed the bylaw to be flexible. IHT has developed with AMI's ranging so that residence such as school teachers can be eligible. The first floor is for working professionals. Amy said the language appears to be shifting, and the terms "affordable" and "market rate" have a lot of stigma attached. She felt "attainable" was a better term. Leah said the town doesn't have a range for affordability in the bylaws. Ginny pointed out that the size of the lot should be considered. A duplex is a lot of people. She said this isn't the way she wants to see affordable housing go. Matt disagreed and said that part of the multi family housing bylaw was to create places that people can afford.

## WEST TISBURY PLANNING BOARD MINUTES July 3, 2023, pg 1

David Bryant, an abutter who lives across the street from the lot, said that more people means more traffic and noise. Ted Jocksburger disagreed and said the more affordable housing the island has, the better off we are. He pointed out that the units were small. Janice Haynes said that her property is the closest to the affordable lot and they always knew that someone would eventually live there and they have no problem with it. However, a duplex is too much given the lot size. Also, the septic and well location is a concern. Pam said the septic will be 130 feet from the neighbor's septic system.

Phyllis Kluger said she is the head of the road association. She asked if IHT will be caring for the lot, how many people will be living there and who will monitor the property. Leah said rentals would be monitored and sales would not. Jeffrey DuBard said he is an IHT board member, pointing out that they have a stellar track record. He said he was disturbed by the generalizations, and found it offensive, **logic should overtake fear**. David Bryant said he found it offensive to be accused of not favoring affordable housing. He also said he would be in favor of two bedrooms as apposed to 3. Matt pointed out that the development on Old Courthouse Road has the 3 bedroom count in a side by side configuration. They are **both** rental units. Linda Holt suggested the lot be restricted as conservation land. She felt the proposal would cause a major change to the neighborhood. Jeremiah Brown said he was concerned about the structure supporting two units, the 10,000 square feet per bedroom rule should be honored since everyone else in the subdivision had to, and 2 kitchens and 2 washing machines is more a burden on the land. He said the fact that one unit will be affordable while the other will not was an issue. He asked who was going to pay if the septic fails. He also requested heavy screening between his property and the proposed development. He was not happy with the relocation of the parking area and hoped that would be reconsidered, with concerns about spot lights and lighting.

Leah said the board will continue until the following items are prepared:

- Restrictions regarding IHT and affordability
- Owned or Rented Units
- Landscape Plan
- Rental limit on Market Rate Unit

The board will take a look at the property after it has been staked and Pam will notify Jane when that has happened. Jane will continue her research on the lot/subdivision regulations.

Amy wanted to assure everybody that this is the process and the intentions of IHT are practiced and all questions will be answered.

**WEST TISBURY PLANNING BOARD MINUTES July 3, 2023, pg 1**

*Matt made a motion to continue the hearing to August 21<sup>st</sup> at 5:30 and Amy seconded the motion to continue to August 21<sup>st</sup> at 5:30 pm. Matt-yes, Amy-yes, Leah-yes, Ginny-yes, Heikki-yes.*

**Informal Discussion with Sheriff’s Meadow Foundation RE: 78 Campbell Road:**

Adam Moore displayed a slide show and explained that Sheriff’s Meadow Foundation is purchasing the 7.5 acre property from Carol Kenney. He described the existing building which is set below the ridge. One structure has a 2 bedroom apartment, an office and a workshop. There is a Landbank easement on the property. They wish to create more marking trail connectors. SMF is applying for a grant to help with the purchase price and the Land Bank will hold the conservation restriction.

The work hours will be 7:30 am to 5:00 pm with the following details:

7 employees with 2 additional employees within the next 5 years.

3 in the office full time and 2 part time

2 employees seldom in the office as they will work the majority of their day off campus. The property will serve as the maintenance facility, storage and a wood shop. The 2 bedroom apartment will be for staff housing. They will eventually create more office space within the structures and they conduct 8 board meetings per year. The 4-H club will meet on occasion. There are no public programs and no public meetings.

Peter Rodegast said the garage will be used as is. In the other building more office and meeting space will be added. He said he discussed the proposal with the Building Inspector and he was told this has minimal impact on the RU District. He said they will probably shingle the buildings and add new windows. Regarding large trucks, they will restrict “back-up” times. This will not generate a lot of traffic since it’s not a public building. Ginny suggested they provide public bathrooms for trail hikers.

Ginny said this was a lovely and considerate plan in a good location. Matt Merry agreed and suggested the organization discuss the proposal with the abutters. Adam said he has begun to reach out to the abutters and will continue to do so.

Adam said he would contact the current owner to confirm permission for the board to review the property.

Meeting adjourned at 7:00 pm

Respectfully Submitted,

Jane Rossi, Board Administrator.

**Approved on July 31, 2023 Leah-yes, Ginny-yes, Matt-yes**

**Amy-yes, Heikki-yes**