

WEST TISBURY PLANNING BOARD MINUTES September 11, 2023, pg 1

PRESENT Leah Smith, Ginny Jones, Heikki Soikkeli, Matt Merry, John Rau.

ABSENT: Amy Upton

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

Matt Coffey, Café, Katherine, Deidra Bohan, Eric Cady, Greg Orcott, Alexandra, Pratt, Mia Esparini, Mark Esparini, Reid Silva, Chris, John Abrams, Jeffrey DuBard, Teri Bernert, IHT, Ed Cady, Philippe Jordi, Fire Tablet, Allison Roberts and Jane Rossi.

Leah opened the meeting at 5:40 pm.

DISCUSSION:

●Public Hearing on an application from South Mountain Company to construct 3 affordable owner occupied houses and 1 owner occupied house custom designed by the future owners on Assessor's Map 10, Lot 200, 0 Rock Pond Road, RU District:

Leah explained that the applicants were before the board to present a revision of a previously approved plan.

Matt Coffey said the previous plan was approved in January. Now they are proposing an update to that plan. They have modified the requirement for ownership of the homes: one at 80% AMI, two at 140% AMI, and the fourth will be a market rate house with a year-round occupancy restriction. Houses one, two and three will be a maximum of 1000 square feet of conditioned space with full basements. House four will be 1200 square feet with a detached 700 square foot garage and detached bedroom. The designated owners of the homes will build themselves with Habitat for Humanity monitoring the 80% AMI structure. Solar panels will be roof mounted, eliminating the previously approved car port with mounted solar panels. The no cut/no build heavily vegetated buffer zone will remain on the eastern side of the property. Enhanced septic will be installed. The results of a recent water quality test had not yet been received. The yellow areas on the plan indicate the septic fields. Matt said the MVC has scheduled the application to be reviewed on September 18th.

Leah asked about the \$150k that will be provided by Island Housing Trust. Matt said IHT has used those funds to purchase the land. Each person is paying into the prep-work to be build-ready. IHT will own the land and the homeowners will own the houses and lease the land, similar in concept to the Harpoon Lane development. Leah asked who will design the market rate structure and Matt said the homeowner had already designed it. John Abrams said the owners pay for the utility installation and all site improvements including solar installation. Matt said they have subsidized a septic system off of state road, diagonally from Eliakim's way on a property owned by Nelson Mechanical. This fulfills the nitrogen loading requirement by the MVC.

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Ginny said she was pleased to see full basements and the plan is better than the previous plan. Matt Coffey said there are some restrictions regarding performance and aesthetics. The houses are the same as several other houses South Mountain has built. They are reasonably priced and come as a package ready to be presented to the Building Department. Leah asked what if someone defaults; for example, what if the mortgage falls through. John said the property would go to someone else. Deidra Bohan said one of the houses is under Habitat for Humanity so they self-fund, and the two affordable unit future owners are pre-qualified with an Island bank.

Matt asked about the houses' sizes and Matt Coffey said they have increased the sizes slightly. The original plan was for modular homes. The new plan is for stick build houses. Jane asked if it was for employee housing. Matt Coffey said two are employee housing and the market rate house has interest by a South Mountain employee. For the Habitat house, Greg Orcutt said there is a selection process by review for qualified recipients.

Reid Silva said he was there to represent his family who are the direct abutters to the South Mountain property. He said the town has approved the Housing bylaw that supports the concept that is proposed. He asked what is in place to prevent the homeowners from selling outside the affordability requirements. He said the property is effectively being subdivided and asked if it will be controlled by an employer. John Abrams said three of the houses are restricted in perpetuity, the two affordable units and the market rate structure as a year-round restricted home. Philippe said there will be a ground lease on the year-round occupancy market rate house with a 99 year restriction stating that if the owners sell, the house will go to another qualified applicant. Reid asked what it will cost to build the houses and Philippe figured around 500k for 1000 square feet. Reid said he wants to see the buffer zone requirement on the plan as a natural buffer zone. Matt Merry added that it should say 60 foot no cut, no build zone.

Jefrey DuBard asked if the owners of the 140% AMI are required to build what is on the plan. Matt said they can be flexible. Jefrey asked if the pre-approval falls within the cost and Philippe said they have already been pre-approved for a loan. Greg responded that for the Habitat house, the cost will be somewhere in the mid to high 300's. Jane said the board approves what is on the plan and the Building Inspector permits what has been approved. There is no flexibility. Ginny said the homeowners will be required to maintain the road. Matt C. said they will form a road association.

Matt Merry asked about timing: The plan is to begin construction mid-winter and completion is expected by the winter of 2024. The Habitat House is expected to begin in May and be completed in 2024.

Requirements:

60 foot no cut, no build heavy vegetation buffer zone and a Homeowners Association is to be established.

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Ginny made a motion to refer the application to the Martha's Vineyard Commission and Heikki seconded the motion. Ginny-yes, Heikki-yes, Matt-yes, Leah-yes.

ZBA Referrals:

Nash:

Accessory Apartment with setback relief on Map 10 Lot 30, 36 Oak Lane.

Jane was asked to draft a letter to the ZBA stating that the plan did not indicate the property location relative to the road, and the neighboring lot is not visible on the plan. These details must be provided in the application.

Heikki moved and Ginny seconded the motion to draft the letter. Heikki-yes, Ginny-yes, Leah-yes.

Meeting adjourned at 6:30 pm

Respectfully Submitted,

Jane Rossi, Board Administrator.

Unanimously approved on September 18, 2023, Ginny-yes, Heikki-yes, Matt-yes, Leah-yes