

Feb. 13, 2007
AHC Meeting

Present: Mike Colaneri, Catherine DeVito, Caroline Locke, Ernie Mendenhall,
Eric Whitman and Mark Yale

Absent with Regrets: Glenn Hearn and Vickie Thurber

Absent: Tom Roan

Caroline made a motion, seconded by Mark, to accept the Jan. 23, 2007 minutes with the deletions as noted.

Planning Board Public Hearing: Mike led a discussion about the Planning Board's Public Hearing on the multi-family bylaw change (see attached). If the members agree, Mike would like a written statement of the AHC's objection to the bylaw change. Mark explained the new affordable calculations that did not seem to be an issue. Various ideas and opinions were passed around. Several members felt the Planning Board should keep the discretion to decide what best works on each land parcel. The 1-acre change would lead to problems with projects such as the Halcyon Way project as well as possible Land Bank –Affordable Housing Projects. Some members thought this could lead to 40B instead of the multi-family developments that would cut the affordable requirements from 75% to 25%. Caroline brought up the idea of the special permitting for multi-family developments be taken out of the hands of the Planning Board and given to the Zoning Board of Appeals. Ernie believes the AHC members should be prepared for a fight on the town floor. Mark said in his opinion the Planning Board may not go through with the change. After all this discussion Catherine made a motion, seconded by Ernie, *to have Caroline draft a letter to the Planning Board on behalf of the AHC stating that they feel the bylaw should not be altered as to dwellings per acreage goes.*

VOTE 5 YES 0 NO 1 ABSTAIN

Correspondence: Mike presented two letters about the public hearing (see attached). Rhonda presented a memo from the executive secretary about money request and capital items (see attached).

Great Plains: Glenn not present to present anything. Mike led a discussion rehashing the development obstacles such as access and electric.

Trust Fund Language: Caroline spoke with Bruce about it. He will inquire at various other towns and see what he can find out. Caroline believes it still may have to go to town counsel to get a clear answer.

Accessory Apartments: Rhonda stated David would be sending out second letters to the non-responders. She will be meeting with him this Thurs to discuss the status of them. He will be starting the process again this spring when the new rental figures come out.

Homesite Lot with Home: Mark asked about the Waldron Bottom home that had been discussed at a previous meeting. Ernie stated the owner changed his mind. Rhonda presented a draft of the ideas from the previous discussion (see attached). Revisions were made and the draft approved. Mike believes a copy should be sent to the Planning Board to look at.

Goals: Several members stated some ideas for goals.

- 1) Should review the zoning bylaws along with the Planning Board to see where changes can be made to increase affordable housing options.
- 2) Should look for possible development options in the Flatlands.
- 3) Should pursue any town land that may be available according to the Space Needs Committee such as the Firehouse property on Old Courthouse Rd.
- 4) Continue to support DCRHA in their endeavors
- 5) Come up with CPA proposals

CPAC Report: Caroline stated the CPA committee decided not to support the Jenny Way proposal in Edgartown.

No reports from other boards.

Adjourned at 8:45 P.M.

NOTICE

The next meeting will be Feb. 27, 2007 at 7:30P.M. in the Howes House.

Planning Board Public Forum to discuss options for the North Tisbury stretch of State Rd. will be Mon. Feb. 26, 2007 at 7:30 P.M. in the Howes House.

Space Needs Public Forum will be Wed. Feb. 21, 2007 at 7P.M. in the Howes House.

Respectfully submitted by Rhonda Conley