

May 27, 2008
AHC Minutes

Present: Mike Colaneri, Catherine DeVito, Caroline Flanders, Glenn Hearn,
Ernie Mendenhall, Vickie Thurber and Mark Yale

Also Present: Rhonda Conley and Philippe Jordi (Executive Director of Island Housing Trust)

Ernie made a motion, seconded by Mark to accept the minutes of 5/13/08 as written. All agreed.

Rhonda presented the letters requested at last meeting for signing (see attached). Mike read and signed them as written.

Rhonda also presented a request from Martha's Vineyard Commission in support of the Oak Bluffs library being converted to affordable housing (see attached). ***Vickie made a motion, seconded by Ernie to send the letter as written with the necessary changes to present as an AHC document. VOTE 7 YES 0 NO***

Mike reported that David Vigneault of Dukes County Regional Housing Authority is working on the accessory apartment confirmations and will report back to the committee later this summer.

Invoices

Rhonda presented several invoices for payment. When presenting these expenses Rhonda had the most recent treasurer report that stated that there was \$2553.90 in the Resident Homesite Trust and \$951.25 in the legal budget.

- 1) Cote legal expenses before Oct. 23, 2007- \$2891.25. The expenses after this date will be the town's responsibility as discussed with Jen Rand, executive secretary. ***Caroline made a motion, seconded by Catherine, to use Resident Homesite Trust funds and remaining legal budget to pay the legal expenses. VOTE 7 YES 0 NO***
- 2) The rewriting of the Affordable Housing Covenant came to \$819.00. This expense was grudgingly accepted by the committee. ***Ernie made a motion, seconded by Mark, to pay for the rewriting with additions and clarifications to the covenant. VOTE 7 YES 0 NO***
- 3) There were legal expenses involved in the Stoney Hill/Bailey Park Project. These came to \$637.25. The Trust Fund Committee had previously approved of spending \$2500.00 for legal expenses. After subtracting these expenses the remaining sum is \$1862.75
- 4) Other legal expenses, Rhonda presented had to do with attorney fees involved in the refinancing of the Browns' property and Plantes' property. These expenses came to \$1747.50. The committee could not vote on these expenses as all funds except for the Affordable Trust Fund were depleted.
- 5) Mike presented a letter from Jeremiah Brown and Janice Haynes asking for legal

fees reimbursement for the refinancing of their home (see attached). These expenses came to \$325.00. ***Caroline made a motion, seconded by Vickie, to pay the \$325.00 after Rhonda checked to make sure these fees did not include fees other than the second mortgage and revised covenant. The committee agreed that these fees were to be paid before the above mentioned fees.***

VOTE 7 YES 0 NO

250 State Road (formerly known as 200 State Road) Project: Philippe Jordi came to present the Island Housing Trust (IHT) preliminary plans for their project at 250 State Road. He explained what the IHT has been doing since last he spoke with AHC. The IHT has had public meetings, spoken with abutters and been revising and developing the housing plans. He brought house plans, etc. (see attached). He stated there would be 8 houses equal amounts of 2 and 3 bedroom homes with no possibilities of additions to such. He talked about the energy efficiency of the houses and how the wells, septic, road maintenance, etc would be handled. One house will be a Habitat for Humanity house. This house along with 3 other houses will be lotteries with West Tisbury preference. Jordi explained their application and lottery process which he said would be similar to the Jenny Way Project in Edgartown (see attached). There will be association fees and also the IHT land lease fee every month. These fees could be \$75.00 association fee and IHT fee of \$50.00 per month. ***Ernie made a motion, seconded by Mark, to send a letter from the AHC in support of this project, as described to the committee to the Planning Board.***

VOTE 7 YES 0 NO

Michaels Way: Mike reported he had spoken to Chuck Wiley about spreading the wood chips at Michaels Way. Wiley assured him his company would get to it as soon as they had time.

Cote Foreclosure: Mike had no report.

Bailey Park: Caroline attended the Stoney Hill Farms Homeowners Trust (SHFHT) annual meeting. She reported that there was not a quorum so no vote could be taken on AHC's project. Caroline did speak to Bob Julier, one of the trustees, about a memo of understanding. The SHFHT had several issues they wished to have in the understanding. Caroline went over point by point of the SHFHT Letter to the AHC in Dec., 2007 (see attached).

Point 1: The committee agreed to point 1.

Point 2: The committee agreed in principal to point 2 but would like to see a copy of the covenants, restrictions and fees before making a full commitment to this point. The committee also agreed that if the house loses its affordability status and becomes a marketable rate house the new owners will be subject to full association fees.

Point 3: The committee on point 3 said that the road would be left after housing construction traffic was complete in equal or better condition before construction use. Either by the contractor or under the AHC's supervision this would be handled.

Point 4: Caroline informed the trustees that the committee were planning on placing the small lots as requested on a warrant article for conservation. As far as further development within the subdivision the AHC has no authority.

Point 5: The committee does not agree to pay the legal fees of the SHFHT.

Point 6: Caroline stated that the trustees are worried about the homes losing their affordable status. The committee has the new covenant which they hope will keep the homes affordable for perpetuity. A land trust has not been fully explored so the committee did not commit to this.

Mike made a motion, seconded by Ernie, to accept the above list of conditions to original letter and that Caroline work with the SHFHT on this matter.

VOTE 7 YES 0 NO

Mike stated he believed it was the SHFHT's turn to write to the AHC instead of the AHC presenting a document.

Rhonda mentioned an email she received about the road and electric involving Baumrin (see attached). Mike stated that the emailer was not part of the SHFHT but another association and not to be concerned.

The RFP for the project was briefly discussed. Mike asked about using the Bailey Boyd Company. Rhonda stated that when she spoke to Alice Boyd about their handling of an RFP that a written request would be needed with some details pertaining to the project. After some further discussion it was decided Rhonda would contact Alice Boyd to inquire what exactly they needed to give an RFP estimate and write an RFP as well as what the fee would be. Rhonda would then report back to the committee at the next meeting.

New Covenant: Since there was no recording of a vote at the last meeting on the new covenant one was taken. ***Caroline made a motion, seconded by Vickie, to accept the new covenant presented to the committee on May 13, 2008 by Attorney Cynthia Wansiewicz.*** **VOTE 7 YES 0 NO**

Resignation: Mark Yale gave a verbal resignation to the AHC. He will also be leaving the Planning Board. Everyone expressed their gratitude for his service and regrets at his leaving. Mike asked Rhonda to write a letter to the Planning Board requesting a replacement.

Adjourned at 9P.M.

Next meeting is June 10, 2008 at 7:30P.M. in the Howes House.

Respectfully submitted by Rhonda Conley