

Feb. 17, 2009
AHC Meeting

Present: Mike Colaneri, Catherine DeVito, Glenn Hearn, Ernie Mendenhall,
Joanne Scott and Vickie Thurber

Also Present: Rhonda Conley

Stoney Hill Project: Mike stated he had received an email from Caroline about the conservation lots. She believes that those lots being transferred into conservation before any other transact was the deal. Mike stated that the AHC never made that promise as we do not have control over these lots. The AHC told the Stoney Hill Farms Trust Fund (SHFTF) representatives at a meeting and through a letter that the committee would ask on a warrant article that the little lots be put in conservation. The AHC could not guarantee that the town would vote to do so. The discussion continued with various opinions of what was promised to the SHFTF.

The matter is mute as there is no written agreement and the SHFTF will not give access until the conservation restrictions have been approved.

Glenn is working on getting access before the warrant article vote for at least the one lot the Martha's Vineyard Savings Bank (MVSF) donated house could be put on. As of the meeting Glenn stated the lawyers are talking about an agreement.

Discussion of the agreement for access to one lot followed. Glenn stated no money will be distributed until an agreement is signed. Ernie suggested that nobody gets all the money unless all 3 lots have access and electrical rights. He said that the SHFTF and Baumrin should only get the money for 1 lot if that is all we get the access to. Glenn brought up using Stoney Hill Path to bring in the electricity if denied by SHFTF. Ernie stated that the committee should remember that Stoney Hill Path is under review by MVC as a DCPC and we don't know what MVC is going to do. Catherine also reminded the committee that the cost for this route was very high.

Glenn has approached town counsel about a RFP for the MVSF donated house. He said Rappaport has done a similar RFP for Aquinnah and will be working on rewriting an RFP for the AHC. Vickie wanted to know the status on the Bailey Boyd RFP contract. The contract is signed stated Rhonda. Vickie wanted to know why Bailey Boyd was not asked about creating this RFP and the possibility of this being cheaper through them. The discussion about lawyer fees and estimates for cost of work followed.

Glenn brought up for discussion pricing the one lot with the MVSF donated house. Glenn put out the price of \$30,000.00 with Mike suggesting \$40,000.00. The discussion as to what this price included proceeded. Glenn did not believe electric septic or well would be included in this price. Vickie brought up the fact that the lot would not have electric to it, septic and well installed and still cost \$40,000.00 where the last project electric to the lot, well installed and septic design were in place and the charge was \$25,000.00 seemed wrong. Mike stated the pre development costs are different from the other project with the added legal fees, land court cost, etc. Vickie feels the CPC funds

were meant to be spent on the project to lower the cost. Catherine and Vickie thought the actual cost should be figured out. This was not done. It was also brought to everyone's attention that there would already be a house on the lot even though incomplete. Glenn gave these figures for creating the price:

\$10,000.00 Road Access
\$5,000.00 Electrical Rights
\$15,000.00 Town land Price
\$10,000.00 Estimated extra cost
\$40,000.00 Total

Glenn made a motion, seconded by Mike, to set the selling price for the lot consisting of lots 92, 93, 94 at \$40,000.00. VOTE 5 YES 1 OPPOSE

Jampel/Planning Board: Mike talked to Ginny Jones (Planning Board member) and Simone DeSorcy, Planning Board Admin. Asst. about the Jampel legal expenses. Ernie stated that the committee had voted at the last meeting to send a note to Rappaport on this matter where Mike said he did not send or wish to send the letter. Rhonda stated Simone ask that we compile the bills received and give to the Planning Board for consideration. The committee wants the letter sent as voted upon. It was decided the letter to Rappaport and a memo to the Planning Board should be revised and sent (see attached). Ernie stated town counsel should not be assisting Jampel on how to write this housing covenant. He said Jampel's counsel should be writing it and town counsel should be paid to review and say yes or no. Jampel's counsel should be constructing this covenant. The letter should state that all cost should go through the Planning Board and that the AHC has done its role and any cost should be bore by Jampel and the Planning Board.

The approval of the minutes of 2/10/09 was tabled until the next meeting.

Adjourned at 8:45P.M.

The next meeting will be March 10, 2009 in the Howes House at 7:30P.M.

Respectfully submitted by Rhonda Conley