

**March 24, 2009**  
**AHC Meeting Minutes**

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

**Absent with Regrets:** Vickie Thurber

**Also Present:** Rhonda Conley, Pat Manning (Director of Island Affordable Housing Fund), Greg Orcutt and Doug Ruskin, both Habitat for Humanity representatives.

The minutes of 3/10/09 were approved as written.

**Announcements**

Island Housing Trust (IHT) is looking for a West Tisbury representative.

Philippe Jordi, IHT Director asked the AHC to please support the \$170,000 in CPC funding IHT is asking for at town meeting.

The AHC is invited to the groundbreaking ceremony at Eliakim's Way at 250 State Road on Fri. April 3<sup>rd</sup> from 3-4PM.

The Employee Classification Study review will be Wed. Mar. 25<sup>th</sup> at 11 AM at the Public Safety Building.

There are grant funds available through CHAPA for non-profits and municipal affordable housing trusts for community outreach or education.

Access to legal counsel memo from Executive Secretary received explaining how access is to be requested. It states that any town department or Board wishing to seek opinion of Town Counsel must first notify the Board of Selectmen in writing, except in 2 instances: cases of emergency that must be discussed first with the Executive Secretary or Selectmen Chair. Those boards with a separate line item for legal counsel do not have to go through this process until their legal funds are spent.

**Jampel Project:** Mike said the Jampel/Bryant arrangement is on hold. Bryant was who Jampel was going to sell the existing house to. Attorney Wansiewicz called Mike to ask what maximum resale price the AHC had set. Mike told her it was in the \$240,000.00 range which was set when IHT was going to hold the land lease and AHC last discussed the matter. Mike told Jampel that he must return to the AHC showing that the Bryants are qualified by DCRHA and at what level. This will determine at what price they can purchase a home that does not exceed 30% of their income. Mike told Jampel that yes he could sell the houses to individuals making up to 140% of median income but that the AHC must qualify the applicants. Where the applicant's income level is will determine what price the maximum resale price they may purchase a house at. The committee members agreed that the applicants must meet the criteria and be screened and certified through DCRHA.

**IHT Rep:** Philippe Jordi asked that one of the AHC members volunteer to be the IHT Rep from West Tisbury. Joanne said she would be willing to give it a try. *Ernie made a motion, seconded by Glenn, that AHC recommend to the selectmen Joanne Scott to be the West Tisbury representative to the IHT.*  
**VOTE 5 YES 0 NO**

**Habitat for Humanity:** Doug Runschen, Habitat rep, stated that Habitat is very interested in the Stoney Hill Project although the \$40,000.00 per lot fee is a little too high for their organization. Glenn and Mike explained that for this cost the buyer is getting a drilled well, septic design along with the electric and road access the AHC has to pay for. Pat Manning, IAHF started the conversation about the Martha's Vineyard Saving Bank donated house. IAHF has taken ownership of the house and would love to place it on one of the lots in the Stoney Hill Project as well as work toward purchasing all 3 lots for development. Glenn stated that the release of one of the lots is working through the lawyers at present. There was a discussion

of the Stoney Hill Farms Trust Fund and the hardships the AHC has had with them. Both IAHF and Habitat are very interested in bidding on the 3 lots. Mike wanted to make sure everyone understood this project will not be given to someone but will go through the RFP process. He also told those present that no RFP will be going out until the agreements with the subdivision and Baumrin are signed.

**Habitat Selection Committee:** Habitat is asking for a West Tisbury member to the selection committee for the 250 State Rd project house. Mike believes that the committee needs a representative who will strongly advocate for a West Tisbury resident. Runschen addressed this concern stating that the Edgartown committee also requested that an Edgartown applicant get the house in the project there. He stated Habitat does not see this as a problem and the selection committee will follow this West Tisbury request as they did in Edgartown.

Catherine stated that she is already on the core selection committee and feels she could be the West Tisbury representative as well. There was a discussion about how the selection committee works to choose an applicant. Catherine stated that the committee does not vote per say but evaluates the applications based on need. They visit applicants' homes, etc. Ernie believes Catherine would do a good job of representing the AHC's interest. **Ernie made a motion, seconded by Joanne, that Catherine acts as the West Tisbury AHC representative on the Habitat 250 State Road Selection Committee. VOTE 5 YES 0 NO**

**Bylaw Change:** There was a short discussion about the Zoning Bylaw change being presented by the Planning Board as Warrant Article 19. Mike said that neither AHC nor DCRHA had any input into this matter, and that the change would require some kind of program be set up around the covenant. Mike spoke to David Vigneault about this; who said there will be cost involved.

**Stoney Hill Project:** Glenn said the agreements were sent. Baumrin responded with a correction to be made dealing with maintaining the road. As the checks for these transactions were written for the full amount Glenn would like to have checks reissued for the cost of one lot as that is what access the committee is going to get.

Glenn stated the Assessors office has given him a valuation of the lots to put on file.

Glenn is working with counsel on an RFP which he is to bring before the committee before its use.

Glenn has presented the IHT ground lease to use. Rhonda has noted the problem with heirs who don't income qualify as being unable to keep the house. There was discussion with the committee agreeing they do not want heirs to be forced to sell the home. Yes, the heirs would have to follow the original deed rider by living in the home or selling at the affordable max resale price. Rhonda will clarify the clause with Jordi.

Glenn had John Powers look at Lot 228 that the subdivision wishes to trade for the conservation lots. Powers believes it use to be a stump dump and may not be in the best interest of the town to take the lot. Ernie also discussed the lot with Kent Healy who agrees with Powers. The committee agreed that if that is the conclusion of these professionals that the committee should not take ownership of Lot228.

**Warrant Article 7:** This article has to do with the conservation of the lots agreed to with SHFTF. It reads "To see if the Town will vote to authorize the Board of Selectmen to grant a conservation restriction to the West Tisbury Conservation Commission on seven parcels of land identified on Assessors Map10 as lots 218,219,221,222,225,229 and 230 in exchange for the conveyance of a parcel of land identified on Assessors Map10as lot 228 from the Stoney Hill Farms Homeowners Trust to the town of West Tisbury, to be held for affordable housing purposes, or to take any other action relative thereto." This was not the original warrant article voted on by the committee to present for town meeting. Glenn added without the committee's permission the addition of the language for lot 228. This was noted by the committee.

Adjourned at 9PM

**The next meeting will be April 28, 2009 at 7:30 P.M. in the Howes House.**

Respectfully submitted by Rhonda Conley