

Feb. 9, 2010
AHC Meeting

Present: Mike Colaneri, Glenn Hearn, Ernie Mendenhall, Jim Powell, Jonathan Revere, Joanne Scott and Vickie Thurber

Also Present: Rhonda Conley, Richard Leonard and Tony Nevins

Glenn made a motion, seconded by Vickie, to accept the minutes of 1/26/10 as written.
VOTE 5 YES 2 ABSENT

Invoices

Mike had signed an invoice from town counsel before the meeting and given it to Town Accountant, Bruce Stone. Ernie did not agree with the handling of this. He stated that the committee should review any invoices and vote on their payment. The invoice was for \$663.00. Rhonda will retrieve the invoice from Stone. There was no decision as to how invoices should be handled as whether the committee should vote or Mike has the authority to sign invoices without the committee's input.

Rhonda told the committee that Stone had returned the invoices pertaining to the Greene Property Refinancing for the Affordable Housing Trust Fund (AHTF) to vote to pay. Stone stated that as these expenses had not been voted by AHTF to fund they could not be paid. IT was decided that a Trust Fund Meeting will be held at the next AHC meeting on Feb. 23rd.

Bailey Park Project RFP: Leedara of Bailey Boyd Consultants, who is handling the RFP made a request of the committee to loosen the criteria dealing with readiness to proceed.(under Section IV, B7). She believes this is a bit aggressive. The committee agreed to loosen the criteria. Ernie made a motion, seconded by Joanne, to change Section IV, B7 Readiness to Proceed as follows

Unacceptable will stay the same.

Not Advantageous will change to start the project 6 months or more

Advantageous will change to start the project within 3 to 6 months

Highly Advantageous will change to start the project within 1 to 3 months or less

VOTE 7 YES 0 NO

Ground Lease: There was discussion about town ground leases. The committee asked Rhonda to look into other town ground leases to see how they are handled.

250 State Rd. Project: Mike stated that the Planning Board under the recommendation of counsel did not allow the amendment to the special permit of IHT for the 250 State Rd. Project (see attached). Tony Nevins stated that the original warrant Article for Town meeting did not include perpetuity language when it was submitted. Town counsel when reviewing warrant articles for posting added that language. How this perpetuity clause will affect applicants and bank loans was discussed with Richard Leonard, a local bank

president. It may lead to higher cost for applicants due to mortgage insurance being required by banks. Leonard stated other complications might also arise. The question of CPC funds and the Bailey Park Project came up. Tony Nevin spoke to the issue of CPC funds and affordable housing projects. He does not know how the use of CPC funds on the Bailey Park Project will affect foreclosure procedures within the Affordable Housing Covenant. This may be an issue for town counsel.

Covenant and Inheritance: Jonathan brought up for discussion the inheritance clause of the covenant. which upon an owner's death states AHC shall, unless for good cause, consent to a transfer of the Property to the spouse of the Owner, or the child or children of the Owner, provided the Property is the principal residence of such spouse or child, or shall be upon said Owner's death. This topic was shortly brushed upon with it being asked that Rhonda check into other island town provisions.

Crow Hollow Realty Trust: Mike and Rhonda received phone calls from an MVC member pertaining to the Crow Hollow Realty Trust and division of a lot. Mike reported that the present owners of the previous (possibly still existing) Crow Hollow Realty Trust for permission to subdivide a lot within the subdivision had approached the MVC and the West Tisbury Planning Board. This subdivision was a DRI in June, 1991 referred to the MVC. After a short discussion of the subdivision history and the planning board's counsel recommendation (see attached), the committee decided to attend the MVC Land Use Commission meeting. *Jonathan made a motion, seconded by Jim, to write a letter to the MVC requesting a public hearing. The letter should state that the Affordable Housing Committee agreed with Attorney Mark Lanza's opinion that the further subdividing should qualify for at least 2 affordable housing lots. The letter should state these lots should be 2-1acre buildable lots with electrical power accessible and free and clear title (see attached).*

VOTE 7 YES 0 NO

Adjourned at 8:15 P.M.

The next meeting is Feb. 23, 2010 at 7:00 P.M. on the 2nd floor of town hall.

There is an Affordable Housing Trust Fund Meeting also at this time.