

**Mar. 8, 2011  
WTAHC Minutes**

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

Mike made a motion, seconded by Vickie, to accept the minutes of Feb. 22, 2011 as written.  
VOTE 6 YES 1 ABSENT

**OLD BUSINESS**

**Bailey Park Project:** Jim said that Habitat for Humanity (Habitat) is recruiting volunteers and asked the committee to put out the word. Mike stated that the primary electrical line and the first house line are trenched. There was a short discussion of Habitat's finances, CPC fund usage and the building work.

**Invoices:** Jim presented an invoice from town counsel. *Mike made a motion, seconded by Joanne, to pay the invoice of \$640.76 from Reynolds, Rappaport, Kaplan and Hackney for Estrella refinancing work.*  
VOTE 5 YES 1 ABSTAIN 1 ABSENT

Jonathan arrived and joined the meeting.

**Crow Hollow Development:** Jim told the committee the letter to the Planning Board had been sent (see attached). He stated the Planning Board had forwarded the letter to Rob McCarron attorney to Strom and Look. The Planning Board did not rescind their vote of Feb. 7<sup>th</sup> stating that their approval of the Strom-Look proposal was conditional. At the last meeting of the Planning Board, Jim stated the Planning Board found the AHC conditions within AHC's letter were agreeable. Jim stated the Planning Board approval of McCarron's offer was conditional on elaborating on the details of what would be acceptable. A short discussion followed.

**Homeowner Conveyance Policy:** Jim led discussion of policy. Mike said at last Wednesday's Selectmen Meeting the selectmen were asking town counsel for an estimate of cost to prepare the policy. He stated that Jen Rand (town administrator) may write a letter to the AHC suggesting AHC pay for the policy writing. She also suggested to Mike that the committee might wish to work with Leedara of Bailey Boyd Associates. Attorney Wansiewicz commented to Jen about the necessity of the policy as to how many people would put their home in affordable pool and why would they. Mike suggested that the committee follow through on creating the policy and possibly call Leedara for an estimate to do so. A discussion of the cost, tax abatement issue and state laws dealing with tax abatement or reassessment followed. Questions and comments made were:

1. Is the cost prohibitive or worth pursuing this policy?
2. Would the Board of Assessors support the policy with lower taxes on those who participated?
3. Should this policy be voted on by the townspeople at town meeting?
4. What are the MA general laws dealing with the property tax issue?

*Jonathan made a motion, seconded by Joanne, that Jim contacts Attorney Wansiewicz to ask what MA General Laws she is referring to in her letter of Jan. 20, 2011 (see attached).* VOTE 7 YES 0 NO

**Muckerheide Project:** Jim asked for comments on the Muckerheide proposal. Most members were not interested in supporting the project. *Mike made a motion, seconded by Glenn, that AHC does not support or is in favor of the Muckerheide development.* VOTE 7 YES 0 NO

**CPC-AHTF Funds Handling:** Glenn said the CPC decided to let AHTF decisions on spending of funds stand. If CPC has questions, they will contact AHC. He asked that all copies of invoices paid with CPC acquired funds be sent to the CPC for their records.

**Database:** Jonathan was waiting for feedback from members before creating the database. Jim suggested there be a field for legal expenses. Mike suggested there be a comment field.

## **REPORTS**

**Joint Affordable Housing Group:** Joanne reported the group will meet the following day and that neither she nor Rhonda will be able to attend.

**FinCom:** Jonathan stated the committee is finishing budget and warrant article review.

Jonathan said the Selectmen and CPC have a joint meeting scheduled to discuss CPC funds to purchase the Maley property in town. The selectmen wish to purchase under the Open Space CPC rules. This purchase may remarkably deplete CPC funds.

**CPC:** Glenn stated the meeting mentioned above. He believes it will be a public meeting.

## **NEW BUSINESS**

**Refinancing Procedures:** Mike mentioned that DCRHA, David Vigneault is creating a procedure policy for the committee to review and comment.

Adjourned at 8:03 PM

**The next meeting will be Mar. 22, 2011 at 7:00 PM on the 2<sup>nd</sup> floor in town hall.**

**There will be an Affordable Housing Trust Fund Meeting Mar. 22, 2011 at 7:10 PM on the 2<sup>nd</sup> floor of town hall.**

Respectfully recorded by Jim Powell and typed by Rhonda Conley

Attachment



TOWN OF WEST TISBURY  
AFFORDABLE HOUSING COMMITTEE  
P. O. Box 278  
West Tisbury MA 02575-0278  
508-696-0102  
affordhouse@westtisbury-ma.gov

Feb. 25, 2011

West Tisbury Planning Board  
PO Box 278  
West Tisbury, MA 02575

Dear Planning Board:

In light of the Feb. 7, 2011 proposal presented by Attorney Rob McCarron on behalf of Christian Strom and Samantha Look the West Tisbury Affordable Housing Committee (WTAHC) recommends and requests that the West Tisbury Planning Board rescind their previous vote in favor of the proposal. WTAHC would like to have further discussions with the Planning Board on this proposal. When WTAHC endorsed the thought of two lots, the WTAHC did not realize the applicants were talking about condominium (encumbered) lots.

The proposal needs to be more specific with further information and details on these issues:

1. The WTAHC would like the proposal to be for two separate lots instead of condominium lots.
2. The present well is unacceptable and must be moved.
3. All utilities should be to the properties.
4. The fire hydrants issue must be dealt with in a satisfactory way.
5. The legal fees, title search, purchase and sale agreement, etc. are not addressed and should be stated the special permitted applicant will pay them.
6. The special permit has expired for the lots in question. The interpretation of WTAHC is that the state regulation recently passed does not cover the special permit now in affect on the property. There was never any building permits issued for said property therefore does not meet the state requirements.
7. The lots need to be protected in perpetuity with a covenant approved by the WTAHC. The WTAHC would also wish to have a \$1.00 mortgage (as other affordable homes have) held by the town.
8. The WTAHC would like to see and pre-approve the proposal to be assured that the applicant has met all the requirements and conditions of the affordable housing regulations.

We hope this is helpful in your actions on this matter.

Sincerely,

Jim Powell  
West Tisbury Affordable Housing Committee Chair

cc: West Tisbury Selectmen