

Tisbury Affordable Housing  
May 25, 2016 4:30PM  
Tisbury Town Hall Annex

**Members:** Chair Laura Barbera, Mary Brissette, Abbe Burt,  
**Others:** Assistant to Town Administrator Jessica Burgoyne,  
IHT – Philippe Jordi,  
Recorder – Mami Lipke      \*Late arrival or early departure, noted for vote counts

The meeting was called to order.

## OLD BUSINESS

### • Island Housing Trust (IHT) Update

The Town was considering imposing de-nitrification taxes on any new development in the Tashmoo watershed amounting to as much as \$5,000 to \$35,000 per year for 20 years on each new unit. The Committee discussed:

- the lack of clear data on the new septic de-nitrification systems,
- the costly maintenance and high energy requirements for such systems,
- other solutions such as limiting the number of bedrooms per unit;
- credit for conservation areas;
- lack of adjustments for affordable housing units;
- defining the Board of Health's goal.

#### - Kuehn's Way (formerly Bridge) Housing

- The above would directly affect this project.
- IHT met twice more with the abutters and was somewhat dismayed at the contentious and uninformed reactions, the main objections being: density and the quality of neighborhood, without taking into account the amount of conservation land and some close relations with the applicant pools. The next meeting would be at 7:00PM, Tuesday, June 14th at the Emergency Services Building, and Philippe Jordi, requested as much Committee member and Town support as possible. Dan Seidman had recused himself from the IHT Board on this matter and spoke out as an abutter to limit the project to no more than 16 units.
- In response to protests and to conform to the parameters of a new state grant for rural areas, the design was modified to 20 units (down from the original 30 for Bridge Housing) in clustered duplexes: 14 two-bedroom, 3 one-bedroom and 3 three-bedroom units.
- The Committee asked about layout design and parking which had been modified to a central road curving back and forth.
- Water would come from four wells. Septic arrangements were not yet known.
- The request to the State for a 40B ruling had been submitted; IHT hoped to get a Letter of Intent from Tisbury Building Inspector Ken Barwick and go before the Limited Use Planning Commission (LUPC) at the Martha's Vineyard Commission (MVC) by the end of June in order to make the State grant deadline in the fall of 2016.
- IHT was committing substantial design, permitting and acquisition moneys to the project.

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**- Water Street**

- Two information sessions had been conducted for the 35 applicants. Construction was still on schedule to finish and conduct an open house at the end of June with tenancy beginning the middle or end of July. A banner and sign would be posted when construction allowed.
- Tisbury had three preferences in the first lottery and West Tisbury had one.
- In a departure from IHT's standard practice utilities were included in rents due to the solar hot water and electricity. However water and sewer costs would be charged separately (each unit would be sub-metered) making it advantageous to conserve water.
- IHT was negotiating a Payment in Lieu of Taxes (PILOT) formula with Tisbury.
- Abbe Burt reported that this summer there were more people who couldn't find housing than ever before.

**• Islandwide Affordable Housing Update** (See documents on file.)

- West Tisbury announced nine more affordable rental units on the property behind its Edgartown Road fire station.
- IKG Consulting had been hired (with MVC and State funding) to draft the Housing Production Plan to be submitted to the Towns in the fall.
- There was a lot of potential in Oak Bluffs.
- The Committee returned to the issue of the land near the Martha's Vineyard Hospital (see 10/16/13 Minutes p. 3) and once again, in order to allow the Town to move forward with affordable housing plans:
- *ABBE BURT MOVED TO RECOMMEND TO THE TOWN THAT IT WAS BROUGHT TO THE ATTENTION OF THE COMMITTEE THAT PARCEL 20-A-3 WOULD BE A GOOD CANDIDATE FOR A FRIENDLY TOWN TAKING (FROM THE MARTHA'S VINEYARD HOSPITAL) TO CLEAR TITLE FOR USE FOR AFFORDABLE HOUSING; MARY BRISSETTE SECONDED; MOTION PASSED UNANIMOUSLY: 3 AYES, 0 NAYS, 0 ABSTENTIONS.*
- There was a request for an addition on a Lake Street unit. Design and permitting revisions had resulted in an ambiguous situation allowing for expansion to three bedrooms but prohibited use of the basement space, and expansion had to be within the footprint of the house.

**INTERNAL COMMITTEE BUSINESS**

The Committee thanked Jessica Burgoyne for attending the meeting.

**• Vacancy**

There was a brief discussion on whether the vacancy needed to be filled and who might fill it.

**• Minutes (3/23/16)**

- *ABBE BURT MOVED TO APPROVE THE MARCH 23, 2016 MINUTES; MARY BRISSETTE SECONDED; MOTION PASSED: 3 AYES, 0 NAYS, 0 ABSTENTIONS.*
- Next Affordable Housing meeting – 4:00PM, Wednesday, June 22, 2016,

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- Adjourn
- *ABBE BURT MOVED TO ADJOURN AT 5:24PM; MARY BRISSETTE SECONDED; MOTION PASSED UNANIMOUSLY.*

**Appendix A: Actions:**

All – attend Kuehn's Way Meeting 7:00PM, Tuesday, 6/14/16 at the EMS Building

All – make calls to support Kuehn's Way.

Laura –keep IHT informed re: septic restriction/regulations.

Laura – send letter to Selectmen re: Martha's Vineyard Hospital lot taking.

**Appendix B: Documents on file:**

- Agenda 5/25/16
- Flynn email re: Joint Affordable Housing Group Meeting Reminder- Wednesday, April 27th 4:00pm at the MVC 4/34/16
- Flynn email re: Tomorrow's JAHG Meeting Agenda (10 p.) 4/26/16
- Flynn email re: Joint Affordable Housing Group Meeting Reminder- Wednesday, May 18th 4:00-5:30pm at the MVC (2 p.) 5/12/16