

**Tisbury Affordable Housing  
June 22, 2016 4:30PM  
Tisbury Town Hall Annex**

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

The meeting was called to order at 4:36PM.

**TOWN COMMITTEE/BOARD REPORTS/UPDATES**

• **Planning Board**

- **Town Owned Properties** (See documents on file.)

Chair Laura Barbera reviewed available lots.

- Lots 26D 9.13 and 14 were a drainage ditch and had very challenging grading issues.
- Midland Ave. Lot 25-B-8 was also very low and was substandard at only 5,000 sq. ft. A variance or 40B waiver might be possible.
- There was a promising lot on Pine Tree Road behind the Senior Center with a gate on Foster Road. It had town water but no sewer.
- There was a low but buildable 11,000 sq. ft. R50 lot on Daggot.
- Lake Street had potential for more than the current six units by re-working the drainage ditch behind the Dukes County Regional Housing Authority (DRRHA) apartments.
- Chase Lane was too close to the power lines.
- The Holmes Hole bypass road had some buildable parcels but there were access issues.
- The MV Hospital parcel 20-A-3 was also listed (see 5/25/16 Minutes p.2 and below: Actions).
- Lot 48A 5 11.75 acre Athearn wood lot was also a possibility.

- **Martha's Vineyard Housing Production Plan Study (HPPS) 2016-2017**

(See documents on file and 5/25/16 Minutes p.2.)

At the end of the meeting, Dan Seidman reported that consultants would be on Island to conduct interviews and research data for this Islandwide Plan. There would be three presentations: September 22nd at the Visioning council and two more in January 2017.

**OLD BUSINESS**

• **Island Housing Trust (IHT) Update**

- **Water St.**

Construction issues and the challenges of the site pushed the completion date into August with move-in targets in early September. Solar panels were hooked up today. Six applicants were chosen from a pool of 25 in accordance with fair housing law and weighted preference (see 9/23/09 Minutes p.2). No preference was given to wait list placing.

- Applicants were now in the mortgage process, and two were all but complete, two were over-income, one had an issue, and the alternate (seventh) person was being offered a chance.
- Although no one had yet signed a lease, letters and formal notices were expected shortly.
- Someone offered to do window treatments at cost for aesthetic uniformity.

Tisbury Affordable Housing Committee  
June 22, 2016

2

**- Kuehn's Way Housing**

There were three well-attended public hearings and IHT was working with all the Town Departments and had met with the Martha's Vineyard Commission (MVC) staff. There would be a Land Use Planning Committee (LUPC) meeting July 11th and a recommendation to a full hearing for modification for District of Regional Impact (DRI) permit. Philippe Jordi was hoping for a speedy process so permitting would fit into this year's State grant timeline.

He reviewed the design modifications:

- five clusters of quad units (two duplexes next to each other) grouped around inner decks;
- back-to-back stacks, no basements, attached sheds, accessible ramps, irregular roof lines;
- most units single level, one to two bedrooms, a few three bedroom/two level units;
- 20,000 gallon cistern (requested by the Fire Dept.) for neighborhood and abutter fire protection;
- re-located curb cut for better site lines and for greater distance from abutters;
- long non-paved driveway and two parking areas and recessed playground;
- substantial setbacks on all sides to accommodate abutter noise and sight line concerns.

- The Committee discussed:

- access and easement issues,
- State letter with appraisal, Selectmen waiver, letter of Intent to the Building Dept. MVC process.
- Federal Home Loan Bank application, new State funding status, major private donors, etc.

- *MARY BRISSETTE MOVED TO SEND A LETTER OF SUPPORT FOR THE KUEHN'S WAY AFFORDABLE HOUSING PROJECT TO THE TISBURY ZONING BOARD OF APPEALS AND THE MARTHA'S VINEYARD COMMISSION: DAN SEIDMAN SECONDED; MOTION PASSED UNANIMOUSLY: 3 AYES, 0 NAYS, 0 ABSTENTIONS.*

- A house on a small lot with street issues next to the Unitarian Church was for sale. IHT proposed a split with the Church, which was looking to expand. The existing building would keep its historic front but could support as many as eight one-bedroom units.

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

**- Draft Terms and Definitions for Affordable and Community Housing**

David Vigneault represented Christine Flynn of the Joint Affordable Housing Group, who could not be present. The proposal was to draft clear, consistent terminology between the Towns, the State and Federal agencies. The discussion covered:

- the distinction between "affordable" at 80% Average Mean Income (AMI) and the Island cost of living variable at 140% AMI;
- affirmative fair housing selection process and local preference;
- workforce housing and homelessness;
- uniformity of nomenclature with attorneys, banks, etc.

- The Committee revisited the Milne request (see 2/4/15 Minutes p.1 & 3/18/15 Minutes p. 2-3) in terms of consistent leases and universal deed riders.

- *MARY BRISSETTE MOVED THAT THE TISBURY AFFORDABLE HOUSING COMMITTEE SUPPORT THE DRAFT TERMS AND DEFINITIONS FOR AFFORDABLE AND COMMUNITY HOUSING AS PROPOSED: DAN SEIDMAN SECONDED; MOTION PASSED UNANIMOUSLY: 3 AYES, 0 NAYS, 0 ABSTENTIONS.*

Tisbury Affordable Housing Committee  
June 22, 2016

3

## NEW BUSINESS

- **Board of Health Nitrogen Remediation Regulation Proposal**

The Board of Health was seriously considering imposing 20 years of heavy nitrogen mitigation fees on all new construction within the Tashmoo and Lagoon watersheds. The fee revenue could only be expended on nitrogen reduction strategies. The Committee expressed concern about unintended consequences and noted the substantial financial impact on the Kuehn's Way Project, for example, a lack of flexibility for such things as affordable housing waivers or conservation acreage credits. Board of Health motives included apprehension that the State would impose more stringent regulations based on the Massachusetts Estuaries Program (MEP) results. The Board of Health could unilaterally impose the fee.

- **Density Issues in Affordable housing**

Dan Seidman suggested the density be limited and was not particularly in favor of the number of Kuehn's Way units.

## INTERNAL COMMITTEE BUSINESS

- *DAN SEIDMAN MOVED TO NOMINATE ABBE BURT TO CONTINUE AS THE TISBURY AFFORDABLE HOUSING COMMITTEE REPRESENTATIVE TO THE COMMUNITY PRESERVATION COMMITTEE; MARY BRISSETTE SECONDED; MOTION PASSED UNANIMOUSLY: 3 AYES, 0 NAYS, 0 ABSTENTIONS.*

- **Minutes (5/25/16)**

- *MARY BRISSETTE MOVED TO APPROVE THE MAY 25, 2016 MINUTES; DAN SEIDMAN SECONDED; MOTION PASSED: 3 AYES, 0 NAYS, 0 ABSTENTIONS.*

- **Next Affordable Housing meeting – 4:30PM, Wednesday, September 28, 2016,**

- **Adjourn**

- *DAN SEIDMAN MOVED TO ADJOURN AT 5:59PM; LAURA BARBERA SECONDED; MOTION PASSED UNANIMOUSLY.*

## Appendix A: Actions:

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

Laura – send letter to ZBA & MVC re: support for Kuehn's Way.

All – make calls to support Kuehn's Way.

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

## Appendix B: Documents on file:

- Agenda 6/22/16
- Tisbury Properties of Interest as of March 2015 map
- Property Location: Franklin Tr. Vision ID 2417 (2 p.) 12/21/15
- Property Location: Franklin Tr. Vision ID 2418 (2 p.) 12/21/15
- Property Location: Midland Av. Vision ID 2180 (2 p.) 12/21/15

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Tisbury Affordable Housing Committee  
June 22, 2016

4

**Appendix B: Documents on file (cont.):**

- Property Location: Pine Tree Rd. Vision ID 868 (2 p.) 12/21/15
- Property Location: 12 Chase Ln. Vision ID 2848 (2 p.) 12/21/15
- Property Location: Daggett Av. Vision ID 2272 (2 p.) 12/21/15
- Jordi/IHT email re: Kuehn's Way Meeting (3 p.) 6/8/16
- Flynn email re: Request to be Placed on Town Affordable Housing Committee June Meeting Agendas 5/31/16
- Flynn email re: next Joint Affordable Housing Group Meeting Reminder- Wednesday, June 15th 4:00 – 5:00pm at the MVC (4 p.) 6/3/16
- Draft Town Zoning By-Laws (4 p.) 5/18/16
- Town of Tisbury Board of Health Regulation Section[##], Regulation of New Development within the Lake Tashmoo and Lagoon Pond Watershed Nitrogen Overlay Districts (11 p.) 3/18/16
- Martha's Vineyard HPPS 2016-2017