

**Town of Tisbury
Affordable Housing Committee (AHC)
Meeting Minutes
Tuesday February 20th, 2024 at 4:00 PM**

Members Present: Chairman: Victor Capoccia; Vice-Chair: Caitlin Burbidge, Jean Hay, Henry Nieder. Elaine Miller, Dan Seidman

Members Absent: No Absent Member

Others Present: MVC: Laura Silber; Harbor Homes: Kristin Leutz;
Recorder: Shanette A. Deleon

CALL TO ORDER

Chairman Victor Capoccia called the meeting to order at 4:00 PM. (Discussions have been summarized and grouped for clarity and brevity.)

INTERNAL COMMITTEE BUSINESS

- **Approval of Minutes from January 18th, 2024.** Moved to next meeting
- **Approval of Minutes from February 5, 2024.** Moved to next meeting.
- **Chairman report:**
 - **Update ADU Bylaw work group with Planning Board.** Mr. Chairman reported progress by the joint work group in revising the ADU Bylaw. Details will be discussed in 'Old Business' on the Agenda.
 - **Update on STR.** Mr. Chairman reported relative to, that there is no new information relative to a collaborative assessment with Oak Bluff at the is time. Mr. Chairman will follow-up with Jay Grande later this week. Mark Leonard of Oak Bluffs Affordable Housing Committee emailed to ask about the amount the Committee requested for the STR assessment from Community Preservation Committee.

OLD BUSINESS

- **Update and Discussion on Accessory Dwelling Unit (ADU) Bylaw.** We were all present at the Planning Board joint meeting in which the revised ADU Bylaw recommendation was presented. The Planning Board was receptive to the recommendation. A Joint Committee work group was established to make specific recommendations to amend the ADU By Law. The workgroup met three times and needs one more meeting to complete the draft. The Board outline has 3 categories: (1) ADU within an existing structure; (2) ADU within an existing structure with minimum addition; (3) ADU as new structure on the same lot, for example a garage. The Planning board will revise the existing bylaws within these categories instead of developing new bylaw. ADU by Right will be added to the existing ADU bylaw but ADU for special permit will remain. Mr. Nieder first commended the Planning Board on their knowledge and that it has been a pleasure working with them. Mr. Nieder reported, this is complicated because we are balancing the needs of a tourist economy with the needs for year-round housing. The question to be answered includes: size of structure, lot, and footprint. How to define residency and requiring one residence to be a year-round rental. Suggestion was to make sure there is always one rental that is year-round. Vice-Chair Burbidge asked if we will have time to do another joint meeting prior to going to the town meeting.

Mr. Chair responded, one more work group meeting to get a draft down then have a joint meeting to go over the draft will be followed with a joint Affordable Housing Committee and Planning Board meeting to go over the draft. Ms. Silber asked if the group checked in with Provincetown about Owner by Right restrictions; and also suggested to check out Oak Bluffs final draft. Ms. Silber felt it is an error to restrict STR through ADU bylaw but should have a separate STR bylaw to do that limited STR. Ms. Jean replied, the work group goal is to focus in on Tisbury and what is more feasible for Tisbury. Mr. Nieder said he would really like to start with modest restriction and work up to a more restrictions as needed. Ms. Miller agreed with Mr. Nieder starting off gradually so that increasing density doesn't change the character of the community. Mr. Chairman said the next work group meeting is on Friday

- **Discussion on Short Term Rental (STR) Assessment Scope.** Mr. Chair gave his STR report earlier and asked if anyone had further questions or discussion on the topic?
- **Update and Discussion on Community Outreach.** Ms. Hay secured Library meeting for April 16, 2024. Vice-Chair Burbidge will send out her summary and Mr. Chairman will send it to all members and have it on the next agenda item.

NEW BUSINESS

- No New Business.

TOWN COMMITTEE/PARTNER REPORTS/UPDATES

- **Harbor Homes:** Kristen Leutz reported there is still no location for a shelter location, and will explore the potential stay where there are now. They have seen an increase of unhoused families and can't find placement. The Hotels no longer want to work with them this year. The most they can do now is give them a ticket to get off the Island but this is not ideal. Their first walk will be this Saturday at Sheriffs Meadow if anyone wants to participate. Mr. Chairman commend Ms. Leutz and Harbor Homes for their work and stated a lot have been done but so much more is needed.
- **(MVC) Martha's Vineyard Commission.** Ms. Silber is expecting a draft of the Housing Need Assessment by March 28th, 2024. Joint Affordable Housing Group (JAHG) Meeting tomorrow will have the start of Community Affordable Housing Zoning Analysis that will come up with Model bylaw from all communities to see what is working and not working. Looking forward to get the information from all Towns to know what to prioritize going forward. The JAHG meeting is at 4pm and it is on the Calendar of MVC website. It also will be on the MVC Youtube website and Ms. Silber will send out the recording.
- **Housing Bank Update:** Ms. Miller reported March 3, 2024 Housing Rally. Ms. Burbidge and coordinating a Martha's Vineyard trip to Roxbury hosted by (GBIO) Greater Boston Interfaith Organization. They would like to show a presence from Martha's Vineyard, as they will talk about transfer fee and variety of housing opportunities for Massachusetts. Connect with Caitlin Burbidge and copy MVC if you want to attend.

OTHER BUSINESS, NOT REASONABLY ANTICIPATED BY THE CHAIRMAN

- Next Meeting is March 4th, 2024.

ADJOURNMENT

- Caitlin Burbidge motions to Adjourn. Dan Seidman seconded. Meeting adjourned at 5:22pm.

Respectfully Submitted by:
Shanette A. Deleon