

**Town of Tisbury
Affordable Housing Committee (AHC)
Meeting Minutes
Monday December 18th, 2023 at 4:00 PM**

Members Present: Chairman: Victor Capoccia; Elaine Miller, Jean Hay,
Henry Nieder, Dan Seidman

Others Present: Harbor Homes: Kristen Leutz & Lisa Belacastro; Paul Lazes,
Recorder: Shanette A. Deleon

CALL TO ORDER

Chairman Victor Capoccia called the meeting to order at 4:10 PM. (Discussions have been summarized and grouped for clarity and brevity.)

INTERNAL COMMITTEE BUSINESS

- **Approval of Minutes from November 20th, 2023.** Mr. Chairman asked if there were any discussions on the November 16, 2023 Meeting Minutes that were disbursed electronically. The Response was No. Jean Hay made a motion to accept the October 16th, 2023 meeting minutes. Elaine Miller seconded the motion. All members present voted yea and motion passed unanimously.
- **Chairman report:**
 - **Short Term Rental (STR).** The STR meeting with Jay Grande, Fire department, Health department and all other necessary parties so everyone is on the same page was rescheduled to January 5, 2024. The STR summary includes fees, ownership, inspections and designation of funds; doing due diligence from other communities STR policies and procedures. Mr. Chairman encourages members to add to the summary of current status.

OLD BUSINESS

- **Update on planning public input and information.** Mr. Chairman read an update on the proposed public meeting prepared by Vice-Chair Caitlin Burbidge. The discussion that followed referenced: location such as library, and restaurants; the importance of reaching all populations, such as young and elderly residents. The importance of developing content for the meeting including proposed solutions to the housing shortage; the importance of hearing inputs, ideas and solutions from the public; and extending invitation to the Selectboard and other town committees to build relationships and support for recommendations. The content of the meeting would include a focus on ADU and STR proposals. Ms Hay asked about deadlines and the process for submitting proposals for town meeting consideration. The Chair will request the schedule for submission of recommendations from the town. Chairman responded he will request the deadline dates for submission and meetings from the Town.

- Update on Accessory Dwelling Unit (ADU) focus.** Mr. Nieder said this Committee will not write up an ADU by Right bylaw but can bring drafted bylaw ideas to the planning board that will carry it to the Town. The Committee should concentrate on the goals and issues to be addressed. Ms. Miller responded that housing is a part of the planning board but not the main point right now. She also suggested that the Committee get detailed information from Laura Silber from Martha's Vineyard Commission (MVC). Mr. Nieder suggested that Oak Bluffs language can be used as a template because it's clear and as good as any other town ADU by Right. Mr. Chairman said the Committee should take the documents home review and bring responses and ideas to the next meeting. Mr. Nieder asked if the Committee believed they will be ready for the next town meeting or not? Answer this can go to the Planning board meeting in February and submit a place holder so if the Committee is ready, then can proceed; if not, just withdraw the proposal. Question; What is the process to get something like this to the Town meeting? First to discuss with the Selectboard and Town Administrator that meets every other week. Mr. Chairman will let the Selectboard know the plan for ADU by Right. Then to get the planning board to approve of it and then return to the Selectboard meeting for presentation. The Financial Committee will need to be involved in this collaboration. ADU by Right means once you fulfill the requirements you don't have to go through the planning board special approval. Also, to let David Vigneault from Dukes County Regional Housing Authority (DCRHA) know about this because he has the Tisbury rental waiting list.
- Update on Short Term Rental (STR) focus.** Mr. Chairman said we currently don't have the full solution for the STR issues but our issues are comparable to issues that have been addressed in other communities relative to STR. We have two related STR goals: (1) to maintain the STR supply and access that support the local residence and economy; for example, Homeowners using STR to maintain living expense; (2) to stop the erosion and conversion of permanent housing to STR; for example, Property owners who have multiple STRs and year-round rentals being sold to corporation for STR purposes. Regarding an overall assessment of Tisbury STR status; the CPC has approved our application for funds to pay for this information. Mr. Chairman went through a list of STR provisions absent in Tisbury that other communities have in place. We can look at other similar towns bylaws and select the ones that would be feasible for Tisbury then get them implemented. The Chairman will continue to do the due diligent research and provide a summary and the Committee will have to decide.

NEW BUSINESS

- Vineyard Powers.** Mr. Chairman reported he spoke with Thamiris from Vineyard Power and he referred them to Island Housing Trust (IHT) and DCRHA so they decided not to come to this meeting.

TOWN COMMITTEE/PARTNER REPORTS/UPDATES

- **Reports from partner organizations as needed:**
 - **-Harbor Homes Update.** Ms. Belacastro reported the shelter is full with 20 guests and asked for help obtaining hotels capacity who are no longer contracting with Harbor Homes for emergency beds. Mr. Nieder asked why hotels this year are not going into contract anymore. Ms. Leutz responded that some hotels are renting rooms on a monthly basis, others had poor experience that is not related to Harbor Homes shelter guests. This led to an unfortunate stigma and labeling, which made it super difficult in getting hotels to rent to them. Ms. Leutz updated that if you know of a place that is large enough to accommodate, please let them know, since they are still looking for a permanent home for next winter. The current overnight shelter will be taken down next year. Ms. Belacastro thanked Tisbury for the \$100,000 (CPC) grant as this “hit it out of the park”.

OTHER BUSINESS, NOT REASONABLY ANTICIPATED BY THE CHAIRMAN

- Mr. Chairman asked the guest Paul Lazes if he had anything to present. Mr. Lazes responded that he did not speak with Jay Grande so he prefers not to present today but just listen.
- After the detailed brainstorming about meeting frequency. Mr. Chairman asked if there was consensus to meet on the 1st and 3rd Monday of each month except holidays. Jean Hay made a motion to meet twice a month keeping the regular 3rd Monday of each month and any cancellation would be the 1st Monday of each month. Elaine Miller seconded. Four members voted yes and one member voted no. Motion carried. Mr. Chairman requested that Mrs. Deleon send out a poll with a variety of dates to see what will be the chosen date for the next meeting.

ADJOURNMENT

- Henry Nieder made a motion to Adjourn meeting. Jean Hay seconded the motion. All members present voted yea and motion passed unanimously. Meeting adjourned at 5:43pm.

Respectfully Submitted by:
Shanette A. Deleon