

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

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

**Members Absent:** Vice-Chair Caitlin Burbidge

**Others Present:** Recorder: Shanette Deleon

**CALL TO ORDER**

Chairman Victor Capoccia called the meeting to order at 4:03 PM. (Discussions have been summarized and grouped for clarity and brevity.)

**INTERNAL COMMITTEE BUSINESS**

- **Approval of Minutes from January 18<sup>th</sup>, 2024.** Mr. Chairman started with January 18, 2024 meeting minutes that were disbursed electronically. There were no discussions. Henry Nieder made a motion to accept the January 18, 2024 meeting minutes. Jean Hay seconded the motion. All members present voted in favor and motion passed unanimously.
- **Approval of Minutes from February 5<sup>th</sup>, 2024.** Mr. Chairman continued with February 5, 2024 meeting minutes that were disbursed electronically. There were no discussions. Henry Nieder made a motion to accept the February 5, 2024 meeting minutes. Jean Hay seconded the motion. All members present voted in favor and motion passed unanimously.
- **Approval of Minutes from February 20<sup>th</sup>, 2024.** Mr. Chairman tabled February 20<sup>th</sup>, 2024 meeting minutes to the next meeting.

- **Chairman report.**

**ADU by law** - The ADU work group has met and there was a revised summary version circulated today. Our intent is to talk about this revised summary and focus in on the basic issues that Mr. Nieder has captured and this Committee has consented to. The Committee can make reference to the revised summary and what would be recommended. The Committee will have a joint board meeting on March 11, 2024 with the Tisbury Planning Board. Ms. Deleon will confirm the time for 6pm since there is a conflict with the CPC board meeting on the same day.

**Short Term Rental** - It was reported that the Town of Tisbury will have a working agreement with the Town of Oak Bluffs to do a joint Short Term Rental Assessment. The scope of work from the workgroup was not done and would not be ready for this Spring town meeting. There seem to be an intent, if there are enough items of business for the town to consider a fall meeting, which would be the appropriate time to bring the STR to the Town meeting. As it would be a shame to waste an entire year. The question was asked, what are the benefits of this collaboration?

Mr. Chairman responded, it's a great thing to have a collaboration because when two towns work together it strengthens the rational as a movement. Also, there is an efficiency benefit. Another question was why isn't this being done by the Martha's Vineyard Commission (MVC) since all towns need this? If the Housing Needs Assessment can be done by MVC that had individual towns and the Island downs, why can't they do the same with the STR assessment? Mr. Chairman responded, I think that's a great point and we can mention that to Laura Silber of MVC.

**Select Board Meeting** - The Select board had placed the Affordable Housing Committee on the March 13<sup>th</sup>, 2024 Agenda. This presentation to the Select Board would be an update of the STR, ADU and Community Outreach that the Committee is currently working on. The time will be confirmed by Ms. Deleon and send out to all members.

### **OLD BUSINESS**

- **Update & Discussion on Accessory Dwelling Unit (ADU) by law Revision.** After a detailed discussion it was decided to recommend the following four points to the Planning Board. (1) to separate ADU by right as its own bylaw, in order to properly promote the year-round rental benefits. (2) The ADU by right should have a maximum size up to 1,000 square feet. (3) There will be three types of ownership that falls under this ADU by Right, a part of a detached structure, addition to existing structure, and new structure on the same lot. (4) The Affordable component and restriction with the description of ownership occupancy is challenging to understand and should be revised. Mr. Chairman will send out the completed recommendation to the Committee prior to sending it out to the Planning Board. The question was asked, is it possible the state will say any ADU by Right cannot have restrictions? The response was, since we don't know if or when the state will do this let's continue with what we started.
- **Detailed Update & Discussion on Community Outreach.** It was requested to get a one-page summary of ADU and STR. The content for the public should cover how is it being structured, monitored and the process and the time schedule to send out to all the necessary parties. This outreach should be a public information to reach out to people and let them know what we have as priorities now and asking the community their priorities. The introduction should be the Tisbury Affordable Housing Community is a small piece of a larger effort with many components to arrive at Affordable Housing by working with IHT and DCRHA. To ask Dukes County Regional Housing Authority (DCRHA) for a representative to talk after the public meeting about options after the meeting.

**NEW BUSINESS** – No new business.

### **OTHER BUSINESS, NOT REASONABLY ANTICIPATED BY THE CHAIRMAN**

### **ADJOURNMENT**

- Jean Hay made a motion to adjourn. Henry Nieder seconded. Meeting adjourned at 5:45 pm.

Respectfully Submitted by: Shanette A. Deleon