



TOWN OF TISBURY
AFFORDABLE HOUSING COMMITTEE
P.O. BOX 1239 VINEYARD HAVEN, MASSACHUSETTS 02568
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March 9, 2023

Benjamin Robinson, Chair
Members, Tisbury Planning Board

Dear members of the Tisbury Planning Board,

The Tisbury affordable Housing Committee, at its meeting on March 6th, 2023 voted unanimously (5 of 7 members present with a quorum) to express our support for your originally drafted proposed amendments to section 04.04.02 of the Tisbury Zoning By-Law entitled Multiple Family Dwelling and Structures which would allow the potential construction of affordable housing on private roads.

Our discussion that led to our support for your approval of these amendments included the following points:

- The need to take action to reverse the depletion of and increase the inventory of affordable housing for year round residents, especially those who provide services essential to the community and economy, is indisputable. Eliminating 78% of Tisbury's road access to land for potential affordable housing development because of a 'private road restriction' is counter to the goal of stemming the depletion and increasing the supply of year round housing.
- The standards stated for consideration by the zoning board to make an exception to build are not only clear, but aimed at preserving the essential character of neighborhoods in which an exception is requested.
- The failure to enact this exception creates a void that is now changing and will increase the threat to neighborhood integrity, public safety, and infrastructure maintenance. Specifically, single-family houses are now being acquired by private investors for full time use as short-term rental resources. (For example, there are 3-4 such instances of previous year round houses now being exclusively used on the .3 mile stretch of Oklahoma and Bellevue Ave). Short-term rentals increase density, road and infrastructure use, and noise and other nuisance safety calls and not specifically affordable housing.
- The issue of 'private road maintenance' is real, and also solvable. Currently Tisbury public safety, as well as DPW, and town service vehicles regularly access private roads for town and public safety business. This By-law amendment does not change this fact as occurring under the current bylaw.

We encourage the unanimous support of the (Zoning) Planning Board upon presentation of this amendment to Tisbury Town Meeting.

Thank you in advance for your consideration and work on this issue.

Respectfully,

Tisbury Affordable Housing Committee;
Abbe Burt, Vice Chair; Victor Capoccia; Jean Hay; Elaine Miller; Henry Neider.