

Housing Committee Minutes 04/04/17

Chilmark Housing Committee

Minutes

Tuesday, April 4, 2017; 1:00pm

Chilmark Town Hall, 401 Middle Road

Committee Members Present: Andy Goldman (chair), Ann Wallace, Bill Rossi, Roland Kluver, Michelle Leonardi, Jessica Roddy, William Randol

Others Present: Peter Cook (Planning Board), Jessie Holtham (admin)

Committee Members Absent: Jim Feiner

Meeting called to order by acting chairman Andy Goldman at 1:00pm.

Minutes review Feb 14, 2017: committee members discussed the “Middle Line Road Memorandum of Understanding” document.

The Housing committee agreed to remove the word “Memorandum” from 2/14 minutes. February 14th minutes were approved as amended.

Committee members joined meeting at 1:10pm. Minutes review 2/14/17 were re-opened to MOU discussion and edited further to include more descriptive language. Minutes were amended and approved.

Minutes 2/21/17 were approved as amended.

Minutes review March 3, 2017: Minutes were not approved. More text requested to include discussion with DCRHA’s David Vigneault.

Nab’s Corner construction timeline discussion. Neighbors inquired when to expect Nab’s Corner “no longer a construction zone.”

There is no guideline in the permit when project must be completed – only that building must begin within one-year of special permit issue, and that if a certificate of occupancy is not issued after 3 years the lot is forfeited. The Housing Committee offered a statement that the Nab’s Corner homes were on schedule and that the heavy construction was nearing completion. Final finishing is expected to conclude shortly at which time road grading and shoulder grass seeding will finalize the project.

Accessory apartment bylaw 2-year review required at Town Meeting. Andy Goldman was selected to present to the Town that there was one inquiry into accessory apartments but that no homeowners utilized this program since its creation in 2015.

Discussion: Town Report opening paragraph, consider editing the language next year and adding review of Town Report to CHC calendar January 2018.

Peaked Hill – Letter drafted to Selectmen re: site survey. Tim Carroll suggested the committee glean what they needed from surveys of Peaked Hill on file at the Planning Board from the 1980’s subdivision. Bill Rossi commented that Selectmen were discussing moving Shellfish Dept. across Tabor House Road to the Landfill area, opening up Peaked Hill site to more options in affordable housing.

Next scheduled meeting will be planned at the Peaked Hill Site. Ann Wallace suggested maps be collected pre-visit of wetlands, topographical and critical habitat from MV Commission.

Q: Who flags land in Chilmark? A: Vineyard Land Surveying, Reed Sylva is hired by the town to flag boundaries. Peter Cook suggests looking at the 1985 Master Plan for more information on Peaked Hill Pasture Road lot boundary.

Peaked Hill discussion: 9+ acres of open space with many options: cluster homes preserving open space, abutting houses with shared walls (duplex), and/or non-town funded construction of mixed homeownership & rental units. David Vigneault previously suggested a multi-town collaboration a possibility at Peaked Hill. Scattered-site developing (multiple building sites in multiple towns) would give a private developer enough work to be a viable business plan. Critical to keep and preserve the baseball field & meadow as community open space.

Discussion: island-wide Housing Bank looking for feedback on a suggested program similar to Land Bank with a small percentage fee on real estate going toward affordable housing. CPA funding not a favorable option as it is currently maximized elsewhere.

Jess Roddy & Ann Wallace agreed to pick up the advertising project for an early summer mailing and posters.

Discussion: Damroth subdivision for Youth Lot. General discussion of decision to choose Youth Lots over Homesites.

Discussion: Susan Zell on Quansoo Rd. has an affordable Homesite lot and inquired if a studio could be added to her property. Will research the deed restriction and collaborate with the ZBA.

Peter announced HPP final report published one day ago.

Next meeting scheduled on-site at Peaked Hill Pasture Road 5/2/17.

Respectfully Submitted, Jessie A. Holtham.