

Housing Committee Minutes 04/11/19

Chilmark Housing Committee

Minutes

Thursday, April 11, 2019 9:00am

Chilmark Town Hall, 401 Middle Road, Chilmark, MA Conference Room 1

Present: Jessica Roddy, Ann Wallace, Andrew Goldman, William Randol, Jim Feiner (chair), Jessie Holtham (admin)

Absent: Bill Rossi, Michelle Leonardi, Roland Kluver,

Meeting was called to order at 9:00am by the chairman.

Minutes from 3/14/19 were approved as written.

In order to determine the resale value of Homesites that are entered into a ground lease with the Town, an appraiser must be hired to determine the retroactive Total Development Value (TDV) of the buildings and improvements constructed on each of the four (4) Homesites at Nab's Corner and six (6) Homesites at Middle Line Road. The committee requested quotes from multiple real estate appraisers. One quote was received April 1, 2019 from Rita E. Spence of Spence Real Estate Advisors. A total fee of \$22,800 is proposed by Spence, \$2,280 per Homesite. Committee members suggested returning to Spence to negotiate a reduced rate considering the similarities between the Homesites. No action was taken.

Isabelle Lew, town council for Rappaport office, provided many proposed changes to the draft Lionette Deed Rider (which was drafted based on the previous Deed Rider used for the DaRosa).

Lew recommends using her format in the future "as it provides the town with more protection and better serves the purpose of long term affordable housing." The Deed Rider heading was changed to Covenant. Committee members will review the proposed changes from Lew and plan to finalize the document at the next CHC meeting.

Jim asked if everyone had seen the letter regarding the Housing Bank from Julian Cyr and Dylan Fernandez. Jess Roddy gave a summary of the letter.

Tim Carroll sent a memo to Middle Line Road homeowners informing of upcoming exterior inspections by the building inspector. There were no updates at this time from Tim or Lenny.

Jim read the flyer for an upcoming off-island event: Fair Housing & Lotteries Training April 24th. Members were not interested in attending but the budget could support sending the admin.

Revisiting the Homesite minimum zoning discussion. Ann reported that the Planning Board has a sub-committee who is focusing on all Peaked Hill possibilities and that discussion has included zoning density of less than one acre.

The 2 year Accessory Apartment By-Law review, intended to be a joint meeting of the CHC & Planning Board, was scheduled for 3/25/19 Planning Board meeting at which there was no quorum.

Jen Christy later sent memo that the Planning Board met and discussed the accessory apartment activity at their subsequent meeting April 8. Jen inquired if any Housing Committee members planned to speak at Town meeting on the topic. There had been one successful accessory apartment application in the past 2 years.

Meeting adjourned 9:28am

Respectfully submitted, Jessie A. Holtham