



Molly Flender Affordable Housing Trust Fund Committee Town of Chilmark

MEETING MINUTES – FINAL

January 12, 2023 (via Zoom – Meeting ID: 874 5652 4197)

Present for the Molly Flender Affordable Housing Trust Fund (MFAHTF) Committee were Andrew (Andy) Goldman - Chair, Bill Rossi and Jessica Roddy. Also in attendance were Peter Cook, Richard Osnoss and Diana Deblase.

Bruce Golden and Alison Kisselgof - administrator were not in attendance.

The meeting came to order at 1:30 PM.

Andy opened a discussion about the Peaked Hill Pastures (PHP) RFP Committee fund request. The funds would be used to hire Vineyard Land Surveying & Engineering (VLSE) for planning, designing and permitting for the PHP project. Reid Silva has indicated that VLSE would have a first draft available at the end of January. Andy said that the Community Preservation Committee (CPC) approved the spending up to \$150,000 to support the PHP project. Andy offered that a report should be written for town meeting to let residents know the status of the project. Bill mentioned that the CPC will pay back the MFAHTF.

Rich said that the Planning Board had discussed the fund request to pay VLSE and there was a question as to why the work wasn't being done by a developer for the project. It was explained that the Town would basically be the developer. Bill added that a developer was not expected to be interested because the amount of money is too low. Peter expected that the VLSE report would define what infrastructure would be needed, which would be a large part of the project. Peter added that the Planning Board is still pursuing amendment to the bylaw which limits the density of rentals – a bylaw amendment could have an effect on the final design.

Andy mentioned that Laura Silber from Martha's Vineyard Commission had reached out to him to discuss PHP and he planned to talk to her within the next day. Andy also said that the financing for the rental units is still yet to be determined and he expects the topic to come up in his meeting with Laura.

Jessica entered the meeting at 1:35 PM so a quorum was achieved at this time. Andy recounted the discussion before she entered the meeting. Jessica asked if legal counsel had ever opined on whether any of the land at PHP could be used later if zoning bylaws were amended. This question is still pending and Jessica felt it was important to know the answer before town meeting. There was a brief discussion on the topic.

Bill said he is doing interviews for the Police Chief applicant today so he will need to leave by 1:45 PM.

Jessica moved to approve up to \$150,000 to pay for contract from VLSE. Bill seconded the motion which passed with all three members in favor.

Jessica asked if the PHP design by VLSE would incorporate the concept of community as previously discussed for the development. Rich said that the idea was conveyed to VLSE to be included as part of their work.

Bill left the meeting. With no quorum present, the draft minutes were postponed until the next meeting. The meeting adjourned at 1:45 PM.