



Peaked Hill Pasture RFP Committee

Town of Chilmark

Meeting Minutes

September 20, 2022 – Zoom Meeting ID: 875 7687 1821

Members in attendance: Andy Goldman - Chair, Lindsey Scott, Peter Cook

Not in attendance: Rich Osnoss, Fred Khedouri

Others in attendance: Alison Kisselgof – Admin, Jessica Roddy, Billy Meegan

Andy had circulated to the other Committee members a document entitled “Report from Peaked Hill Pastures Committee to Select Board” for review prior to this meeting.

The Committee discussed the letter written to the Select Board. An edit was suggested was to change the planning description from 2 phases to 3 phases: 1) site preparation including roads and septic work, 2) Homesites lottery and 3) developing the rental properties. The suggestion was accepted as a good inclusion. The consensus was that the report was thorough.

The Committee members that attended the 9/15/22 Housing Committee meeting recounted the conversation. Reactions from The Housing Committee included:

- Support for striking or amending by-law 6.10A2
- Concern about using the full acreage of the parcel so future development may not be possible
- Concern about the loss of the developer-built Homesites from the warrant concept
- Disagreement with the exclusion of 40B

A joint meeting of the Select Board, Housing Committee and Peaked Hill Pasture (PHP) RFP Committee was suggested to discuss the current plan set forth.

PHP RFP Committee members discussed key reasoning to express to the Select Board and the Housing Committee at a joint meeting:

- This Committee has chosen to keep the project within the current zoning by-laws.
- The use of the full acreage is the only path forward for the project under current zoning.
- Amendment of the by-law would continue parallel with current project but is expected to take up to two years to achieve.
- The change of all Homesite parcels to you-build would achieve housing in the most expedient way
- Reasons for the exclusion of 40B:
 - The principal of rejecting the town’s zoning
 - Developers may misuse the latitude allowed under 40B
 - The town loses control of the selection of recipients

- AMI up to 150% is necessary to make sure housing is awarded to town's intended recipients

There was a discussion about financing. Andy recounted an issue with Middle Line Road (MLR). The MLR financing was predicated on 150% AMI but the reality is that AMIs of renters are much lower and therefore the financing wasn't predicted accurately. There was concern about the loss of federal and state funds if 40B is not used. There was doubt that the town would want to finance another project like MLR. Andy said that he has started working on a pro forma for phase 1 and 3 financing structure. He expects to distribute a draft prior to the next meeting to better understand the necessary funds.

The management of PHP rentals was brought up. Dukes County Regional Housing Authority (DCRHA) has been managing MLR and the relationship has worked well. If DCRHA were asked to manage PHP, there are questions about what the parameters would be. It was suggested that the town may need its own management board for future developments. Since the DCRHA would soon be meeting with the Housing Committee, members of this Committee were encouraged to attend to pose their questions.

Comments from members of the public attending: the town will not want to finance the rentals, housing needs may dictate lower AMIs, it would be helpful to have a chart of the pros and cons of 40B, some people cannot afford or have the knowledge to build their own Homesite.

Peter said that he would take the suggestion of amending or striking by-law 6.10A2 to the next Planning Board meeting to start that process. He also suggested contacting the Martha's Vineyard Commission to explore possible funds available to start the project.

Andy said that if the Select Board express favor for the current plans, the next steps would be to hire an engineer to work on phase 1. The current balance of the Molly Flender Affordable Housing Fund and Community Preservation funds are currently unknown but it is expected there will be money available to request for PHP.

Documents:

- Peaked Hill Pasture Town Counsel Questions 9/14/22
- Peaked Hill Pastures Committee to Select Board 9/15/22
- Draft minutes for meetings from 5/23/22 to 9/13/22

Pending Items:

- Discussion with Rob Hanneman regarding green energy for development