



Housing Committee

Town of Chilmark

MEETING NOTES - FINAL

July 8, 2021 (via ZOOM)

Present for the Housing Committee and attending the zoom meeting were Jim Feiner, Ann Wallace, Allison Cameron Parry, Andrew Goldman, Nettie Kent Ruel and Alison Kisselgof. Peter Cook was also in attendance. Bill Rossi was not present.

The meeting came to order at 9:01 AM.

PEAKED HILL PASTURES UPDATE: Peter presented an update on Peaked Hill from the Planning Board subcommittee. He reported that the first community informational session was well attended and the reactions were uniformly positive. The subcommittee will be writing a report for the Select Board regarding what was learned from this session. Peter felt encouraged by the meeting to be more aggressive on the scope of the project. It was acknowledged that the Peaked Hill Pastures development will not be a solution to the current housing crisis and that there needs to be a coordinated effort of the town with other organizations on the island, which may require a paid person to keep organized. The consultant, Karen Sunnarborg, plans to meet with Island Housing Trust and Dukes County Regional Housing Authority for their input. The next community session takes place July 26th at 6pm on Zoom.

Other topics that came up at the session and will be part of the second discussion session are regarding who would be offered housing from Peaked Hill Pastures, whether there should be a Chilmark-based program and if town employees should be given more importance than other applicants.

Ann Wallace added that the last community session is in September and the subcommittee plans to have a RFP ready for December. The next community session will look at different models and densities to get a sense of what the public is interested in.

Peter also shared that Rob Hanneman & Chilmark Energy Committee plan to work closely with the subcommittee to incorporate green energy standards.

FRIENDLY 40B DISCUSSION: Adopting a friendly 40B in Chilmark has been a topic with the planning board for a couple of years. Jim wondered whether it is still something to pursue and recounted his project in West Tisbury, which included one market rate owner and two affordable housing recipients with deed restrictions. Consensus among committee members was that a friendly 40B by-law would not be used very often and was still worth pursuing. Ann mentioned that the Planning Board was looking at what changes to zoning by-laws would support affordable housing. Two ideas that have been discussed are Homesites that are less than an acre and the adoption of a Friendly 40B. Ann suggested Jim and other Housing Committee members attend a Planning Board meeting to present suggestions to the board about by-law changes. Peter felt that changes to by-laws need to be made in a comprehensive way. It was mentioned that multiple family housing solutions may give people an opportunity to own and as well as keep projects cost effective. Peter suggests looking at North Tabor Farm employee housing which was a well thought out project approved by the Planning Board. Ann mentioned that the accessory apartment by-law was borrowed from the West Tisbury by-law and that multiple family housing could also be adopted in a similar fashion. The data from West Tisbury would be helpful to bring to the Planning Board to support by-law changes.

HOMESITE LOT INCENTIVIZATION PROGRAM: The current incentive program does not work very well and has not been utilized very often because home owners end up spending more on a Homesite than they

receive as a benefit. Jim felt that a radical solution like the town paying home owners to create Homesites might be needed because there is little property left in the town for purchase to create affordable housing and the town would benefit from any resulting affordable housing. Nettie wondered if tax break would help incentivize the program – Jim said that the taxes are so low in town that this may not be enough. Peter suggested that a menu of town initiatives and home owner incentives needs to be created so that the most profitable options can be discussed and pursued for each project presented. Nettie wondered what the committee can do to raise awareness – she has talked to many home owners who unaware of the affordable housing programs in town. Peter asked that Nettie present ideas about awareness to the committee at the next meeting. Jim would like to create success stories webpage to help encourage others and asks members to collect stories to include. Nettie felt that pictures of affordable housing would help dispel the negative connotations associated with the terminology. Jim asked if members would collect pictures and stories and if Alison would be able to start the initiative/incentive menu for the next meeting.

OTHER TOPICS:

Next ZOOM Meeting: August 19, 2021 @ 9:00am.

With no further business to conduct the meeting adjourned at 10:01 AM.

Respectfully submitted by Alison Kisselgof, board administrator.