



Housing Committee

Town of Chilmark

MEETING NOTES - DRAFT August 19, 2021 (via ZOOM)

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

The meeting came to order at 9:01 AM.

PEAKED HILL PASTURES UPDATE: Peter and Ann presented an update from the recent 7/26/21 Peaked Hill Pastures community session and the 8/5/21 Planning Board Subcommittee meeting. Their next step is create a scenario or a couple of scenarios to present at the last community session on 9/20/21. The Subcommittee expects to have the proposal available in time for the next Housing Committee meeting and would like feedback from members. The proposal would include a mix of rental and home ownership. It is expected that zoning relief for lots less than an acre will be needed. It was discussed that there was been little negative feedback from the public regarding the project so far. Bill mentioned that the proposal of developing 6 of the 16 acres was to allow for future development. There is currently approximately 2 million available in funds to put towards housing projects. The density of the housing at Peaked Hill Pastures has been the main obstacle as it is entwined in the character of the town and an aggressive and unique approach to design by PB Subcommittee is encouraged. Peter mentioned that there are more state and federal funding possibilities for rental units and home ownership opportunities would need a different approach.

27 HEWING FIELD HOMESITE DISCUSSION: Lara Fuller and family along with Gogo Ferguson and David Sayre joined the meeting to discuss their pursuit a Homesite. They have a unique situation of trying to create a Homesite that already includes a guest house and seek guidance on how to accomplish this goal. It was suggested that Lara consult with Barbara at DCRHA to determine a sale price (Lara has already determined she is eligible for affordable housing). Gogo & David would like more information on septic and well sharing as well as to know if they would have any zoning restrictions on their property in the future due to the Homesite. The committee suggested hiring an engineer to draw up a site plan – an engineer would also be an experienced advocate for the project and have familiarity with town bylaws. Once a site plan is drawn, the Planning Board would need to be consulted for subdivision approval followed by the Zoning Board for a special permit. It was also suggested that a local bank be approached for the mortgage as the local lenders understand the town restrictions better than a national bank would. Members also recommended that homeowners make sure there are no restrictive covenants in place. The committee requested to be kept apprised of the project so that they can support its completion.

WEBSITE REVIEW AND CONTENT DISCUSSION: Alison presented changes that have been made to the Housing Committee's webpage in collaboration with Ann. The following comments were made by committee members:

- Bill would like the member listing should be updated to say "Appointed by Select Board."
- Peter would like Alison to send an email to the Planning Board Subcommittee about the webpage so that it can be included in the last community Peaked Hill Pastures session.
- Jim asked that links to the prior community Peaked Hill Pastures session be added. He also suggested that the language read "community" housing rather than "affordable."
- Allison would like to see an outline of affordable housing options and process to help visitors.

TOWN & HOME OWNER INITIATIVES DISCUSSION CONTINUED: The sale price of \$40,000 for a Homesite was discussed. There was a consensus that this amount was too low to be a real incentive and that

\$100,000 would be more appropriate. It was mentioned that this cost was not for the home owner to make money on the purchase but to cover development costs like updating septic and well connections to support the Homesite. In order to change the sale amount for a Homesite, the committee would need to bring the matter before the town for approval. The fact that most home owners would more likely give a piece of their land to someone they know was mentioned. It was decided that a list of lots in town of 4 acres or more would be assembled by Ann and Alison so the committee could identify other possible Homesite locations.

399 MIDDLE ROAD HOUSE DEMOLITION: Bill told the committee that there were currently two proposals to remove and reuse the house at 399 Middle Road. The town will choose between the two applicants and the house will be removed by the end of October.

APPROVAL OF MEETING MINUTES: Ann offered one correction on the 4/23/21 meeting which listed her as “Ann Cook.” A motion was made to approve minutes with Ann’s correction for all outstanding minutes and seconded. The committee voted unanimously to accept the minutes as written with the correction.

OTHER TOPICS:

Next ZOOM Meeting: September 16, 2021 @ 9:00am.

With no further business to conduct the meeting adjourned at 10:03 AM.

Respectfully submitted by Alison Kisselgof, board administrator.