



Housing Committee

Town of Chilmark

MEETING NOTES - DRAFT June 16, 2022 (via ZOOM)

Present for the Housing Committee and attending the Zoom meeting were Jim Feiner – Chair, Andrew (Andy) Goldman, Bill Rossi, Ann Wallace, Allison Cameron Parry, Nettie Kent Ruel and Alison Kisselgof - Administrator. Peter Cook and Phil Banta were also in attendance.

The meeting started at 9:04 am.

PEAKED HILL PASTURE UPDATE: Andy informed the Committee that the Peaked Hill Pasture (PHP) RFP Committee had encountered a threshold jurisdiction question. The affordable housing rental by-law (6.10A2) states that “The number of rental units on a property shall not exceed two dwelling units for each three acres.” Andy has drafted a letter to town counsel to ask if the Peaked Hill Pasture parcel would allow for 10 units.

Jim suggested considering an amendment to the by-law. Peter wondered if an exception could be sought while the by-law is being amended. Ann added that the project also needs Martha’s Vineyard Commission (MVC) review, which also takes a long time. Andy said that the developer would bring the project to the MVC and so it won’t delay the RFP stage. Andy also said that he hoped this Committee would review both the Homesite Implementation Guide and the by-law to see if they reflect current town thinking. Bill asked if flexible siting in by-law 6.7 could be used. Andy felt that flexible siting may allow the PHP concept but thought that it was contradictory to the warrant article.

Ann asked if 40B was discussed. Andy offered that the PHP RFP Committee had a presentation by consultant Judi Barrett on 40B but Andy is skeptical about its use. He prefers to not go outside the current zoning by-laws. Although the PHP RFP Committee has not reached a final decision on 40B, the allowance of 150% AMI is an important factor in the concept and 40B would not allow for all units at this AMI. Peter mentioned that Judi’s presentation offered other ways to accomplish the project without 40B and also that, at a site visit to Kuehn’s Way, Phillippe Jordi of Island Housing Trust gave an unsolicited comment that 40B was unnecessary and there were other ways to pursue a project. Peter also mentioned that the PHP RFP Committee was considering hiring a consultant to help with the planning process. Phil supported the use of a consultant, offering that projects he has worked on used a consultant to help tailor efforts for funding possibilities. Andy said that it is increasingly clear a consultant is needed.

HOMESITE SALE PRICE PUBLIC FORUM PLANNING: Jim asked if there was a subcommittee to plan the public forum, which there is not. He asked how Committee members wanted to proceed on the public forum. Nettie offered that a forum is a good idea even if just to raise awareness of Homesites.

Nettie asked if landowners have to install infrastructure at their own cost. Jim answered yes and that this was what the sale price is supposed to cover. Andy said that the sale price of up to \$40,000 was meant as reimbursement for infrastructure but not be an incentive. Andy isn’t convinced an incentive would increase Homesite creation. He also said that the Homesite Implementation Guide needed to be reviewed before a forum could take place. Peter said that removing the one acre minimum for a Homesite was a positive sign that the town is changing to support housing solutions. Andy made a motion to form a subcommittee to review the Homesite Implementation Guide and suggest up-to-date improvements. The motion was seconded and passed by unanimous vote. Andy suggested that Ann, Allison and Nettie form the subcommittee and they agreed. Phil

said that he would like to contribute to the subcommittee as well. Ann suggested that the subcommittee wait to start working until after town counsel returns an opinion on the affordable housing by-law questions posed.

Jim recalled that a mailing and poster were done a few years ago to raise Homesite awareness. Ann said that she and Jessica Roddy had done the mailing and poster. Jim asked if the posters were effective. Ann recalled that there were some donations as a result but no Homesites created. Allison felt the posters were a success if they resulted in donations and offered to review and update the poster. Jim said that he thinks outreach is a good idea and that he liked the idea of a survey to collect town residents' thoughts as well. Nettie agreed outreach was a good idea and suggested inclusion of stories of past recipients would help highlight the housing issue on a more personal level. She offered that the Housing Bank used this approach and had a successful marketing campaign. Nettie also felt that outreach during the summer months would be a good idea because she felt the summer residents were more likely to be unaware of Homesites. Bill thought that outreach is a large endeavor and would take a lot of time. He wondered if the Martha's Vineyard Film Festival would contribute to spreading the word of housing crisis solutions pro-bono as they had done in the past, either for Chilmark or an island-wide effort. Jim asked if Alison could email Homesite recipients to ask for a contribution of a picture and a paragraph about their experience.

MULTI-FAMILY HOUSING CONTINUED DISCUSSION: Jim opened this topic by saying that he wasn't sure where the conversation has left off in previous meetings but that he knows that there has been no action taken to support its inclusion. Bill mentioned that it is important to talk to the residents about the topic and see what they think about it. He went on to say this wasn't a simple process. Ann said that the Planning Board was looking at the town's Master Plan, which could help define what needs to be changed. It was agreed there was some work to do before bringing this topic to the town. Peter offered that it would be useful to present hypothetical situations for how multi-family housing may arise to help focus the discussion. He gave the Housing Bank's proposed repurposing of existing houses as an example. Allison and Jim agreed that real-life scenarios would be helpful. Jim said that the West Tisbury multi-family by-law has not gotten a lot of use and so he expected Chilmark would also not use such a by-law very often. Bill offered Beetlebung Farm as a good, highly visible example of multiple houses on a property which has a good aesthetic.

TOPICS NOT ANTICIPATED: The Committee discussed the fact that remote meetings may end after July 15th and, if so, that meeting would need to return in person. Andy said that he did not want to meet in person with COVID cases on the rise. Bill doesn't think that meetings will need to be in-person and said that the Select Board needed to vote on remote participation. Phil offered that the introduction of remote meetings was the single biggest benefit of the COVID era.

APPROVAL OF MEETING MINUTES: Ann offered two corrections to the draft minutes from 4/14/22 – the word consulate should read consolidate and she asked that “big house” be removed from a sentence on page two where she is quoted. A motion was made to approve the minutes with Ann's correction. The motion was seconded and passed with all members in favor.

A motion was made to accept the draft minutes from 5/19/22 as written and seconded. The 5/19/22 minutes were accepted by unanimous vote.

DOCUMENTS:

Homesite Implementation Guide

Draft meeting minutes from 4/14/22 & 5/19/22

NEXT POSSIBLE MEETING: September 15, 2022 @ 9:00 AM

With no further business to conduct the meeting adjourned at 10:26 AM.

Respectfully submitted by Alison Kisselgof, board administrator.