

Peaked Hill Pastures

Proposed Affordable and Community Housing Concept

April 25, 2022 Annual Town Meeting, Warrant Article 25

Concept

The proposed Peaked Hill Pastures plan is intended to provide stable year-round housing through rental and ownership opportunities. The total area to be developed for housing in this project will be 6 - 8 acres of the southern part of the overall 16-acre town-owned land. This acreage keeps substantial open land for future use by the town.

A Request For Proposals (RFP) issued to potential developers will include these parameters:

- 6 to max. 8 acres for housing, while preserving as much buffer and open space
- 10 Rental units (20 bedrooms) on 2-3 acres in a campus concept
- 2 turnkey ownership units
- 2 U-build ownership homesites to be coordinated with campus concept
- Green community standards, including energy efficient construction, sustainable energy sources, and nitrogen reduction-enhanced septic design
- Multigenerational approach, visitability accommodation.
- Applicants from various AMI income levels up to 150%
- Mindful of the concerns of abutters and neighbors

Background - Peaked Hill Pastures Affordable and Community Housing

In 2018, a Peaked Hill Pastures Proposal Committee was convened and made four recommendations for the 16-acre parcel's use: (1) affordable/community housing; (2) recreation, (3) open space; (4) leave substantial land for future uses.

The Chilmark Select Board subsequently requested that the Chilmark Planning Board consider the possibilities for affordable housing on the site. Accordingly, the Planning Board Subcommittee took the following actions:

- With the assistance of the Martha's Vineyard Commission, arranged for an extensive survey of Peaked Hill Pastures (perc. tests, analysis of well placement possibilities, building areas, and flagging of wetlands).
- Reviewed community housing projects in Chilmark: Middle Line Road, Nab's Corner, other homesites and youth lots
- Researched recent island projects in other towns
- With the assistance of the Martha's Vineyard Commission, hired a Planning Consultant who conducted three community engagement sessions in 2021.

Future Steps

An affirmative vote will approve a concept on which the Town can issue an RFP. There will continue to be opportunities for Chilmark voters to be involved during the process. The responses to the RFP will provide information on general costs, basic design criteria, site layout, traffic analysis, environmental considerations, financial partnerships to mitigate costs to town, etc. This information is essential to make informed decisions as we continue to plan affordable and community housing at Peaked Hill Pastures.

