



# TOWN OF CHILMARK, MASSACHUSETTS

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**Jennifer L. Christy**  
Planning Board Administrative Assistant

To: Honorable Board of Selectmen  
From: Planning Board  
Re: Report of the Planning Board on the Homesite Housing (section 6.9) Zoning Bylaw  
Amendment Proposal  
Date: November 25, 2019

The Planning Board held four public hearing sessions between August 12, 2019 and November 12, 2019 in order to hear comment from the public regarding the proposal to amend the zoning bylaws in Article 6: DIMENSIONAL AND DENSITY REQUIREMENTS, Section 6.9, HOMESITE HOUSING, Section B. DEFINITIONS, 3.a. The text of the proposed amendment follows:

Homesite Housing SECTION 6.9 (page 6-5 in Bylaws)

B. DEFINITIONS

1. Homesite Housing: Housing for persons who live or work in Chilmark whose total household adjusted gross income is not more than 150% of median income for Dukes County.
2. Eligible Purchaser: Any private purchaser over the age of 18 who meets the Homesite Housing Implementation Guidelines in effect at the time of purchase.
3. Homesite Housing Lot: A parcel of land which
  - a. may be less than three (3) acres in size ~~but not less than one (1) acre~~ and has the approval of the Planning Board as a Homesite Housing Lot;
  - b. satisfies all other Town zoning and conservation requirements in effect at the time of application;
  - c. is fully compliant with the Town Board of Health rules and regulations in effect at the time of application; and is available for i. purchase only to Eligible Purchasers as defined above, or ii. lease only to Eligible Purchasers as defined above, in the case where the land is held by a municipal or state agency, or by a non-profit entity dedicated to developing affordable housing.
4. Long-term Deed Restrictions: Legal covenants which guarantee, by capping the resale price of the property (including improvements), that, in the event of a resale, the property remains affordable to other Eligible Purchasers. The restrictions shall run for the maximum term permitted by law and shall be enforceable by the Town or, if created under St. 2004, c. 445, by the Dukes County Regional Housing Authority.

The Planning Board is in support of this zoning bylaw amendment proposal and hereby submits the amendment proposal to the Board of Selectmen for inclusion in the warrant for the 2020 Annual Town Meeting on April 27, 2020.

Chilmark Planning Board

Richard A. Osness, Chair  
Mitchell Posin

Peter B. Cook  
Catherine A. Thompson  
Ann Wallace

Christopher M. MacLeod  
Janet L. Weidner

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