

Chilmark Select Board December 14, 2021 Meeting Minutes

Remotely participating: Chairperson James Malkin, Warren Doty and Bill Rossi.

Others: Town Administrator Tim Carroll, Planning Board members: Richard Osness, Peter Cook, Janet Weidner, Kathy Thompson and Ann Wallace. Jim Feiner, Colin Ruel, Diana DeBlase, MVTV Vivian-Jemison, George Brennan, Sergio Modigliani, Carol Brown Goldberg, Fred Khedouri, James Sander, Clark Goff, Zach Harris, Sarah Glazer, Valerie Sonnenthal, Jane Katch, Virginia Morris, Wes, Josh Scott, Christine Flynn, Nettie, Tara Gale, Dominique Goldberg, Andy Goldberg, Barbara Armstrong, Deb Dunn, Ed. Margaret Maida, Hugh Weisman, Alison Camron Parry, Doug West. (38)

At 5:00 PM Chairperson Malkin called the meeting to order on the Zoom platform.

Chairperson Malkin said there is a quick item the Select Board needs to discuss prior to the agenda item. Mr. Carroll explained the necessity to appoint an alternate building commissioner to process the occupancy certificates until Lenny Jason Jr. returns. Mr. Carroll asked the Select Board to appoint Joe Tierney the West Tisbury Building inspector. This will go before the West Tisbury Select Board tomorrow. Mr. Rossi moved to appoint Mr. Tierney. Mr. Doty seconded the motion. **SO VOTED: 3 Ayes**

Mr. Doty asked to give a short update about the coalition to form a Housing Bank. Mr. Doty said our legal counsel Ron Rappaport has drafted a 4-page recommendation of changes. The coalition parties are reviewing and will come back to Select Board a month from now.

Planning Board letter to Select Board from their meeting 12/13/21.

Planning Board Chairman Richard Osness said we had difficulty coming to a consensus even within our board but we have arrived at a consensus.

Tim Carroll screen shared document

The Planning Board wishes to reaffirm the statements in the Peaked Hill Pastures Community Housing report with the following key points:

- 1.) The Planning Board will assist in the process of developing an RFP for the Peaked Hill Pastures project and will assist the Select Board in any way that would be helpful in moving the project forward.
- 2.) The Planning Board confirms that the project should consist of
 - a. 12-15 rental units
 - b. 4-6 ownership units, turn-key model
 - c. shared infrastructure (water, septic)
- 3.) The Planning Board proposes that the development should reflect a commitment to green energy approaches and a design which promotes a community.
- 4.) The Planning Board proposes the issuance of a single RFP for the entire development.

Mr. Osnoss spoke of RFI / request for interest. The Planning Board plans to pursue funding to produce an RFP. Chuck Hodgkinson might be a good point person.

Mr. Doty said our Nabs corner housing project was a success and a good model. Mr. Doty said Scotts Grove in West Tisbury is too. Mr. Doty asked why a developer should build Resident homesites. Peter Cook said no doubt previous models have been successful. But reason for turnkey build is: advantages place in a community conformity of design IE green etc. Favored by banks who would be doing the mortgages. Peaked Hill is a community. Friendly 40 B model. With room for up to 70% local preference.

Mr. Rossi said he has been thinking a lot about this: 10 lots for you-build on 1 acer lots. We have had lots of input from experts but I feel strongly we do not want to give up control of who gets properties. Concerned with amount of rental units proposed. Mr. Rossi said he is not supporting this proposal from the Planning Board. Chairperson Malkin said he supports you-build and island rental units. Chairperson Malkin said he is concerned that "Middle Class" cannot build a home in our community. Chairperson Malkin said he could see duplex type rental units that stay within the character of our town. Chairperson Malkin said State funding has strings attached. If some lots are market rate that can help fund the project.

Mr. Doty recommended make 4 homesites at any time using model of Nabs corner. The well design septic and engineering cost is estimate \$40,000 per unit. The rest of lots model after Scott's Grove. Mr. Doty said he strongly feels the Select Board need to have consensus.

Chairperson Malkin said the Oak Bluffs & Edgartown housing projects seem very different from what he imagined for Chilmark. Chairperson Malkin said West Tisbury's Scotts Gove housing project is more appropriate.

Chairperson Malkin asked for input from the Chilmark Housing Committee. Ann Wallace said it is a dilemma we cannot build ourselves out of the housing crisis even with building what we proposed. Affordable and community housing capped at 150% you can do homesites in another area. We would like this 6 acers committed to the housing needs.

Planning Board Member Cathy Thompson said the town committed over 10,000,000 for the Fire station and EMS Headquarters and we wanted to consider the funding issues for our taxpayers. Andy Goldman of Housing Committee said he does not have strong feelings either way for the design. But has strong feelings for affordable housing. Should maintain as much control as possible. Will offer serve on subcommittee to draft a propitious RFP. Non-controversial and most support at town meeting.

Chilmark Housing Committee Chairperson Jim Feiner said he would like to see more done than what the Planning Board proposed. This plan is sensitive and very well done. Economy of scale, perpetually affordability. Mr. Feiner suggested we take some of this property to work on now for affordable housing and save some for later.

Chairperson Malkin asked for public comment. Nettie said she lives in Chilmark. Nettie said she got a very worried and saw huge red flag when mention of sale (of a Peaked Hill Pasture lot) at market value. During the Public input meetings the public was saying more build your own, not so much rental. Nettie said please don't sell at market value.

Chairperson Malkin said he made the suggestion of market value sale for diverse group of people so does not become a "projects" area.

Josh Scott said he is an abutter of project and you-build worked for him 20 years ago. Mr. Scott said he wanted to say that the electrical infrastructure not up to this. Fails regularly. Need electrical service set along with this project.

Fred Khedouri said he submitted written comment that he sent Select Board today. Ratified with Select Board comments since receiving my letter. Middle Line Road and Nabs is good projects to apply to this one. Density and sheer mass question the scale. Keep balance of 50/50 rental and ownership and keep volume down.

Valerie Sonnenthal said thank you all for the time put into this. The electricity service is still an issue to address. To replace line with Eversource 1,000,000 per mile was their estimate.

Mr. Rossi asked if the primary was compromised (electrical). Ms. Sonnenthal said one winter we had our power three times with a minimum cost \$6,000.00 each time.

Chairperson Malkin asked to redirect discussion back to the Planning Board recommendation and get to a consensus with the Select Board the best interest for the town take to ATM.

Chairperson Malkin recommended we take another week to think this through. Each Select Board member come back with 1 page proposal for the 12/21/21 meeting.

Mr. Doty said we should meet at 5:00 PM 12/21/21 regular time, as he did not need early time anymore.

At 6:06 PM Chairperson Malkin asked for a motion to adjourn. Mr. Rossi moved to adjourn, Mr. Doty seconded the motion. **SO VOTED: 3 Ayes**

Minutes respectfully submitted by Diana DeBlase.

Approved 12/21/2021

Document list:

- Planning Board responses to questions from Select Board meeting held 12/07/21
- Letter from Fred Khedouri