

Chilmark Select Board December 28, 2021 Meeting Minutes

Present remotely: Select Board: Chairperson James Malkin, Warren Doty and Bill Rossi.

Others: Tim Carroll, Andy Goldman, Ed Grazda, Colin Ruel, Jessica Roddy, Diana DeBlase, Hugh Weisman, Steven Flanders, Ann Wallace, Candy DaRosa, Cathy Thompson, Wendy Wolf, Peter Cook, Bennet Goldberg, Valerie Sonenthal, Virginia Morris, Eunki Seonwoo, Richard Osnoss, Zach Harris, Sarah Glazer Khedouri, Fred Khedouri, Liz Volchok IHT, Billy Meegan, Mary Boyd, Nettie Kent, Janet Weidner, David Vigneault DCRHA, Bill Eddy, Clark Goff, Jim Feiner, Jonathan Klaren, IHT, IHT Ex Director, Allison Camron Parry (37 attendees)

At 5:01 PM Mr. Doty called meeting to order on the zoom platform.

Mr. Doty said we will have comment and discussion with Select Board and Planning Board to discuss the Peaked Hill Pastures housing proposal and then open to public comments.

Mr. Rossi said the Planning Board and the subcommittee thought, discussed and got expert advice and have come up with a proposal. Mr. Rossi said he would like a broader approach for housing than what the Planning Board has put forth.

Mr. Doty proposed a possible plan for Peaked Hill Pastures: 6 acres 10 rental unit modeled after Scott's grove and take 4 acres for 4 housing units. Private developer to build rental units. 4 resident homesites 1 acer lot adjacent to rental units. Town would control with configuration and how to award. Mr. Rossi said he recommends 9 rental units similar to Scott's grove and 5 resident homesites. Mr. Rossi recommended that for the homesites; the town would provide a road, power, wells, engineering for septic system and in the spirit of 0 net metering possibly have Molly Flender Affordable Housing Trust \$50,000 stipend for solar on homes.

Mr. Rossi said we could do the rental units as a separate RFP. Mr. Rossi recommended that the homesites be managed by town like we did for Nabs corner. Mr. Osnoss (Chairperson of Planning Board) said he welcomed the idea to use more acreage for housing, that would be a great thing.

Mr. Osnoss said the amendment to the Zoning Bylaw that is in the works to allow homesites be ½ acer. Enable undersized lots 25 feet and 35 setbacks. Bylaw would allow us to do more. Mr. Osnoss said we could consider ½ or ¾ lots for homesites. Mr. Osnoss said this will also depend on topography. Mr. Osnoss said the Subcommittee presented a concept with more rentals and we stand behind that need for rentals. Homesites process difficult for people to get loans and also get a builder it's a complicated time one reason we leaned to turnkey approached important aspect. Democratic process.

Chairperson Malkin said reviewing correspondence from abutters the density and character are an important part of decision. Provides housing for people on the island in our community. State funding could bring people from off island for these houses. Island infrastructure.

Mr. Osnoss said everyone will agree error on side of caution, but let's look at option for a few more numbers. Lets look at options and if we don't agree with density we can diminish numbers. Mr. Rossi said he stands by what he thinks for density and size for what he recommended. Mr. Rossi said it is important to have control, to make sure Chilmarkers get awarded the homesites.

Mr. Doty said he would be happy to take look at it the site plan with Hugh Weisman to clarify the proposal. *Nancy Weaver & Barbara Armstrong joined meeting (39)*

Peter Cook (Planning Board) referred to the Meshaket Road project in Edgartown. This hybrid serves both applicants. Scotts Grove in West Tisbury model uses an 80% AMI.

Mr. Cook said we want to serve wider range of income up to 150 % AMI with 70% local preference. Mr. Doty said the Meshaket project not for me. Do not mean to be negative but decided to be blunt.

James Malkin referred to the Nabs Corner lottery process and that a large group were able to get financing. Ann Wallace (Planning Board & Housing Committee) said 16 applicants completed the process for the Nabs corner project. Ms. Wallace said 2 were over income limit so 14 entered lottery for the 4 sites. Ms. Wallace said Nabs corners was in 2018 and conditions are different now. Janet Weidner (Planning Board) said we strongly recommend rentals. Mr. Doty said he won't fall on sword for turnkey but strongly support rental.

Opened to public comment:

Andy Goldman said I speak not for housing committee (Housing Committee) Housing has been my professional life. Mr. Goldman said he favors of more density, key to more units. Mr. Goldman said he is happy we are at this process and grappling to the finish line. Mr. Goldman said during the Middle Line Road project we continued to bring changes to the plans and presented them to voters at ATM. Mr. Golden said it is wonderful that the process of affordable housing is coming along.

Steven Flanders: Said he is the abutter mostly impacted by this proposal than anyone else in town. Density big concern. Prefer open land. I used to live in a suburb, and do not want to live near a bunch of people. Mr. Flanders stressed that he loved the land. Mr. Flanders said he has been subject to zoning laws since the 1970's and more people jam on property more problems. Mr. Flanders said he is not happy about this.

Colin Ruel: Said in response to Mr. Flanders, he too loves open spaces. Mr. Ruel said the island is the people who live in it. Future of town is the young people.

Fred Khedouri: Said he had a process question and additional comment. Mr. Khedouri said it is not clear where this would be located on the site, want specific areas so we can react appropriately. Some of the items he is looking for are: How many bedrooms? How many cars as the working population need to drive everywhere. Other impacts from scope of project still need to be seen and reviewed. Social policy public housing of all kinds excessive density a bad thing. Finally have to decide underneath all of it what problem are we trying to solve. Allowing young families critical thing. Ever rising property values homesites more weighted in that. Will make a material difference for homesites if focused on community. Mr. Khedouri questioned bringing only one plan to the voters. Mr. Khedouri said we can implement same time frame if give voters a choice.

David Vigneault: Said pleased hear reference to the town and island needs. Contribute to island's needs for rental and ownership. Start with town needs fair. But practically speaking island based income always needs outside of island not considered there have been contracts from off islands IE superintendent of schools etc.. Average tenancy at MLR is 5 years. In order to be in line for ownership need a stable rental. Having density doesn't mean " the projects".

Peaked Hill Pastures Proposal discussion Continued...

Mr. Vigneault said he is glad to participate and these are good valid options to look at. Dukes County Regional Housing Authority will continue to be available to help moving forward.

Wendy Wolf: Said possible to consider smaller than 1 acer lots with perhaps up to 8 prefab option for homsite ¼ you build.

Jim Feiner (Chairman of Housing Committee): Said he is inspired by what we are hearing tonight. Looking at Chilmark for net 50 years. All businesses need to preserve housing for employees, and he considers the town a business. Mr. Feiner said he is glad we are talking about the rentals.

Mr. Rossi said he really wants to help Chilmark middle class. Mr. Rossi said that could be done with resident homesites. Mr. Doty said he proposed 10 rental units utilizing an RFP process and homesites done by town. The homesites we could subsidize with Molly Flender Affordable Housing Trust and CPA funding.

Chairperson Malkin said we (Select Board) have a consensus to work with. Wendy Wolf asked if that included a blend of you build and prefabs. Mr. Doty said some you build, maybe some turnkey. Chairperson said this would be 4 acers for Homesites and 6 acres for 10 units of rental. The rentals would have average of 2 bedrooms in each.

Mr. Khedouri said the site plan is an important part so there is a clear consensus of the project.

Nettie Kent: Said she is excited to make a 10 acer project. Ms. Kent asked Select Board to consider supporting homesites 5 acers and rentals 5 acers.

Mr. Feiner said we need to speak to process so we are clear how we are moving forward. Looking at 1 acer zoning consider smaller size house lot so later if we need to add more we can.

Mr. Doty moved to send this back to the Planning Board with our suggestions. Mr. Rossi seconded the motion. **SO VOTED: 3 Ayes**

At 6:24 PM Chairperson Malkin asked to a motion to adjourn. Mr. Rossi moved to adjourn. Mr. Doty seconded the motion. **SO VOTED: 3 Ayes**

Minutes respectively submitted by Diana DeBlase. **Approved 02/15/2022**