

Minutes of the Virtual Meeting of the Affordable Housing Committee, Town of Oak Bluffs, held on Tue Dec 1st, 2020 at 5pm.

Present:

K. Mark Leonard, Chair.

Jim Bishop

Katie Donahue

Mark Crossland

Absent:

Peter Bradford

In attendance:

Greg Orcutt

Garri Saganenko

1. Call to order

Chair Mark Leonard called the Meeting to order at 5.09pm.

2. Minutes of the last meeting

Minutes for Nov 4th 2020 were proposed for approval by Jim Bishop and seconded by Mark Crossland; Minutes for Nov 12th 2020 were proposed by Mark Crossland and seconded by Katie Donohue; both sets were approved of by all members present.

3. Updates from the Chairman

Chair shared that he, Mark Crossland and Bob Whritenour had met with Mass Housing over the 8-acre Lot; Mark Crossland and he had worked on assistance needed for the project, and had sent recommendations to Bob Whritenour. Mass Housing will assign us a representative to help with writing the RFP, facilitating community outreach, and with the selection process. If all goes well we might be able to start construction next year.

3.2 Chair has drafted the Grant Application for the Noyes project and has forwarded same to Mark Crossland and Katie for comments and suggestions; externally, to Melissa Vincent and David Vigneault; the closing date is Dec 11th, 2020, and so it will go this week to Bob Whritenour for him to sign off and forward.

3.3 With reference to our upcoming Meeting with the BOS on Dec 8th, 2020, Bob Whritenour has said that he will make sure it is done right this time and will do the needful.

3.4 This Sat at 9.30am we will meet at Scott's Grove for a tour of the facility with IHT; John Smith of Nitro Septic Systems will also be present and help us get a sense of how their system is functioning there; we will get a sense of possibly using such a system on the 8-acre project.

3.5 Chairman stated that after next week's BOS proceedings, both the Prospect and the Eastville projects can go forward.

3.6. The Alpine project is ready to go, and perc testing has been completed.

3.7 There has been an issue of encroachment on Marvin in regard to the neighbor's septic system. Chair asked Jim Bishop if he had any insights on how we might proceed. Jim's response is that an Easement might be given, until such time as their septic system is replaced; when they rebuild their system they will be required to remove the encroachment. Further, their system's location has been noted by G. Sourati, so we can locate our system away from that area; further Peter has noted that we have

sufficient credits for this Lot, so we are on good shape. Jim also added that he and Peter would have more information on the Marvin project and related issues by the end of next week. Once we get Legal Counsel to add an Easement to the Deed it will stay on the Deed until the Easement is corrected. Chair noted that the encroachment is not substantial and is on the corner of the Lot.

3.8. Chair inquired of Greg Orcutt of HfH as to the direction they will take, once building permits are obtained for both Prospect and Eastville. Greg says that Habitat will follow Affordable's lead on this. Jim Bishop noted that such Permits carried a time limit with them ie once the Permit is given, we have 6 months in which to get the project started. Mark Crossland added that Permits could be extended for a further six months.

4. Affordable's Real Estate Plan

Chair asked for considerations of what project might come next, per Peter's listing, after Marvin and Alpine. We have Bellevue and Linwood to consider, for starters. Jim felt that Bellevue should retain a to be determined status for the moment, until the sewerage issue is dealt with. As such Jim is in favor of looking at Linwood first, where we have some three Lots. Mark Crossland concurred. Chair noted that Linwood may give us the opportunity to consider multiple family homes.

Mark Crossland noted he is working on writing up the process before us. We could shoot for 2022 but could possibly even make Apr 2021 for Town Meeting then. Procedure will also involve more public input on Zoning issues.

4.2 Chair inquired about the status of IEH's development plans for its 5 unit building. Jim referenced the CPC discussion on this. Funding has been set aside, but IEH had neglected to allow for the essential 40B Clause to the building's development plans.

5. Any Other Business

Chair inquired about progress on naming the Ice Rink property project. Jim stated that he had nothing against using Martell's name, but that we have plenty of time to think about it.

Chair reminded everyone of the upcoming Tue Mtg with the BOS, which will also incorporate the meeting of the Affordable Housing Trust.

There being no other matters before the Committee, Chair asked for a motion to adjourn, subsequently proposed by Jim Bishop and seconded by Mark Crossland, with all members present in favor. Chair declared the meeting adjourned.

R George Eli
Secretary
Affordable Housing Committee
Town of Oak Bluffs