

**Minutes of the Meeting of the Affordable Housing Committee, Town of Oak Bluffs, held on Jan 7<sup>th</sup> 2020 at the Oak Bluffs Fire Department upper level, at 5.00pm.**

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**Present:**

Jim Bishop, Chair.

Renee Balter

Mark Leonard

Katy Donohue

Peter Bradford

Karen Tewhey

**Absent (apologies)**

Mark Crossland, Planning Board rep;

**In Attendance:**

Greg Ehrman, Mark Hutker Associates

Christine Flynn, MVC

**1. Call To Order**

Chair called the Meeting to Order at 5.00pm.

**2. Minutes of the last meeting**

Were approved with one correction in item No.4, line 2 - the correct name there should be George Serrati, and not George Santoros.

**3. RKG Update**

RKG have scheduled their Presentation for Feb 6<sup>th</sup> 2020, time to be determined. Chair will keep all posted as info comes his way. The presentation will focus on Lot 50.31, next to the hockey rink, and we will hear of their new improved revised plans for this Lot's development.

**4. RFP Work, Ongoing**

Mark Leonard shared updates on this work with the committee:

1. The 1<sup>st</sup> RFP is for the Alpine and Marvin lots. Peter agreed to seek email confirmation from George Serrati about Layout plans and results. Once we have a 'go ahead' on this we can put it out for Bids.

2. The 2<sup>nd</sup> RFP is for the Eastville and Towanticut lots, the 2 Lot transfers approved by the Town. RFP process discussed, esp. on role of Developers. Noted that a non-profit Developer would be more desirable.

## **5. The Leite Issue**

AHC Chair has meet with the BOS Chair on this; no clear direction available yet; Peter is hoping that Leite might be amenable to giving us land in a swop for the land he has taken over. He noted that Leite had made such an offer before, but that the Town had turned him down. Some discussion about sending a letter to the BOS or to request that the Leite issue be set as an item for the next BOS meeting; Chair said that the BOS would be amenable to discussing the Leite issue, but in Executive Session.

2. Post further discussion, the Committee reached agreement that a letter should be sent to the BOS Chair, and copied to the Police Chief, Town Counsel, Conservation Commission, Building Inspector (Zoning violations) and all members of the BOS. Renee volunteered to get the Letter ready. She would append pictures of the Leite issue – the vehicles parked there, the tires etc showing the right of way completely blocked off. While Chair understood the Committee’s direction, he noted that the AHC serves at the behest of the BOS. Karen noted that there should be mention of the considerable risk of liability to the town posed by Leite’s illegal use of the property. If a child were to get hurt, for example, the Town would be held liable. In this connection, specific mention was made of lead batteries and gas tanks with fuel in them. Renee noted that she would be willing to attend a BOS Meeting on this issue. Chair confirmed, in response to Peter, that the BOS does not intend to sit down with John Leite. They would, however, refer the issue to Town Counsel.

2. Renee will draft and circulate the letter to all members. Motion to go ahead with the BOS letter was then proposed by Peter Bradford, seconded by Mark Leonard, and agreed to by all members present.

## **6. The Pharmacy Situation**

Chair noted that TRI has a mortgage on this that goes forward for 5 years. However, the Town, per the BOS and the Town Administrator has its own ideas i.e. for an Outreach Clinic and a Doctor’s Office. Question raised: Can we follow through with a proposal to the BOS? Renee volunteered to draft a proposal on the possibility of using the property – Chair confirmed that it is a ‘mixed-use’ property - and circulate to all, re the idea of using the property for 2 apartments for AH. Members will read the draft and vote over going forward with it at the next meeting.

## **7. Any Other Business**

1. The IEH Aidylberg project.

Chair informed all that IEH has always had to use a friendly 40B approach to their building work, and not the standard regular permit, which they apparently have tried to file and have been refused on. They have been in touch with the Chair, and request a letter from us indicating our support of IEH filing a friendly 40B for the Aidylberg Project. Chair directs the Secretary to do this, and write to the BOS Chair, copied to the BOS, Planning Board, Tom Perry, and IEH.

2. Update on Harbor Homes from Karen. Progress is good, and the Program is ready to seek residents. Committee members applauded K’s hard work to get this going!

## **8. Adjournment**

There being no other business, on a proposal from Renee, seconded by Peter, and agreed to by all members present, Chair declared the Meeting adjourned.

**R George Eli  
Secretary  
Affordable Housing Committee  
Town of Oak Bluffs**