

Minutes of the meeting of the Affordable Housing Committee, Town of Oak Bluffs, held on Jan 15th 2019 at 5pm at the Oak Bluffs Fire Station, upper level meeting room.

Present:

Jim Bishop
Peter Bradford
Karen Tewhey
Renee Balter

Absent:

Mark Crossland

In Attendance:

Roger Llewellyn

1. Order

Chair Jim Bishop called the meeting to order at 5pm.

2. Minutes

Chair also noted that there were no Minutes to confirm because he had not received any. He would check on this once the Secretary returns.

3. Update

Chair updated members present on the following:

- a. that there was a house on the market that had potential for development;
- b. that he had reached out to RKG but had not heard back yet;

4. RKG Update

Since Mark Crossland was not present, there was no chance of ascertaining if he had heard from RKG; some discussion ensued, and process was reviewed from the initial Grant application Karen had done, through BOS and PB participation, the current feasibility study, and our need to be vigilant in monitoring this entire process. Time frame for this would hold until Oct 2019. Jim will talk to the PB chair for an update on progress.

Jim will also talk with Bob Whritenour about the deed to the 'doughnut hole' property to ensure that its designation as an affordable housing lot is clear; Pete informed that the PB did confirm AH status for this property at a meeting he attended. AHC wants to see that the intent of the original Agreement is upheld.

5. Affordable Housing By-Laws on Zoning

AHC has sent a letter to the OB Planning Board with regard to frontage adjustments; noted we have received no response; frontage requirements now need affordable housing permits; some discussion on the fact that when the By Laws were enacted frontage requirements were left out because it was felt that they were not needed. Then the Town got a new Building Inspector who was of the view that

frontage requirements were necessary. We need to address the presenting frontage issue. Peter will check on finding our letter on frontage to the PB and get back to Jim on this. The only other way to resolve this would be to get a petition going that would result in a public hearing to decide the issue. In further discussion, Pete noted that our lots, if grandfathered, would need a fifty foot frontage; however, if held in contiguous ownership with an adjacent lot they would be considered buildable; also if on their own since 1973.

6. OB Library research

Renee would like to research the Library project at OB; she was advised to check with David Vigneault; also, that project was managed by Melissa Vincent, and Jim will get her the contact info. Noted also that income from the rental apts at the library goes to service property debt.

7. New Business

The Housing Bank proposal was discussed at considerable length. The proponents would like to send a representative to address our next meeting. Pete noted that the funding portion of the proposal is not clear. Noted also that many do not understand how a land bank does not work – you can't get out without taking existing debt with you. The land that is owned is mortgaged.

Peter shared that he had attended the first meeting and felt that too much money was being asked for. Discussion also looked at the function of Habitat for Humanity on MA and the work IHT has done.

8. Any Other Business

Chair noted that AHC still needs a representative to IEH as liason for the setting up of their new 5 unit building. No takers at this time. He also stressed that AHC really needs younger participation, both on the Committee and as participants at our public meetings. Peter shared that at most meetings he attends he is the youngest member, and while younger folk are welcome, no one really listens to them. In closing, Chair had a question for Roger Llewellyn about variances and frontage in the work of affordable housing. Roger's response was that if there are problems with an application because it does not meet the criteria, it would be a question of eligibility.

9. Adjournment

As proposed by Peter Bradford, Chair seconded and declared the meeting adjourned at 6pm.

**DVR transcription by
R George Eli
Secretary
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