

**Minutes of the meeting of the Affordable Housing Committee, Town of Oak Bluffs, held on Feb 4<sup>th</sup> 2020 at the Oak Bluffs Fire Dept upper level meeting room at 5pm.**

---

**Present:**

Jim Bishop, Chair  
Peter Bradford  
Karen Tewhey  
Renee Balter  
Mark Leonard  
Katy Donohue  
Mark Crossland, Planning Board rep.

**In attendance:**

Christine Flynn

**1. Call to order**

Chair called the meeting to order at 5.09 pm.

**2. Upcoming Feasibility Study Presentation by RKG**

Mark Crossland walked us through the handout for the Feb 6<sup>th</sup> 2pm Thursday RKG presentation, responded to questions from members, and encouraged members to do their prep. work on the handout and ask RKG for all explanations they might need.

In cross discussion, members noted the following:

- 2.1. that sewerage/septic/wastewater options needed comprehensive and comparative discussion;
- 2.2. G. Sourati's notion of placing a system site in the area outside of Zone 2;
- 2.3. Elio's possible interest in sharing a treatment plant/septic system (outside of Z 2)
- 2.4. in briefly considering the wastewater treatment measures for a small 1<sup>st</sup> option (39 bedrooms 15 units Title V) vs a larger 2<sup>nd</sup> option ( 82 bedrooms 48 units ) development; noted that the 2<sup>nd</sup> option is affordable, and amounts to 11 units per year for a period of 7 years; further, it could be converted and expanded on; and it requires no wastewater discharge permit.

**3. The Leite Issue**

Renee asked if there had been any feedback to AHC's letter on the Leite issue. Chair responded that there had been nothing yet. He would inquire again the next day. Peter mentioned that he had heard feedback from a member of the BOS that this issue should be resolved quickly. Karen noted a similar issue that now was being dealt with in Tisbury. Possibility of raising the issue with the Roads and Violations Committee was raised. After further discussion the Committee decided that all that was needed was to get the issue to the BOS so it could respond. The issue would need to get on the agenda for an upcoming BOS Meeting.

**Motion: Mark Crossland made a motion that AHC write in to get the issue to the BOS now, seconded by Peter Bradford, with all in favor. Chair will communicate with the BOS Secretary and make the request.**

Chair noted that what would probably happen was that the BOS would deal with it in Executive Session, but perhaps from there it might get to Town Counsel, depending.

#### **4. Liason between AHC and the Planning Board.**

Peter Bradford noted that there were upcoming By Law changes that AHC did not know much about. Mark Crossland was of the view that members might want to attend Planning Board meetings in order to follow developments that are pertinent to AHC's work. Mark also noted that the Planning Board's sub-com on proposed zoning changes had sought public response over a period of time encompassing some 14 meetings, in order to hear local thinking on the issues involved. Chair raised the possibility that AHC members might attend other meetings of interest to AHC so that the committee could keep up with parallel developments in other relevant work areas. Mark's view on the needs expressed was that AHC members should make note of Planning Board agenda, attend meetings relevant to AHC, note the items brought up, bring pertinent issues back to AHC for discussion, and take responses back to the Planning Board.

#### **5. Any Other Business**

5.1 Chair gave several info updates, viz. a brief CPC Mtg update: AHC has 89K from CPC fr the new year; CPC turned down IHTs request for their Greenwood development (not in OB); The AH Trust has 700,000K; The Hockey rink lot – The Y wants to get off the Town's sewerage line, and are interested in co-sponsoring a treatment plant; going forward, we need to work on outreach re housing opportunities; our Discretionary Fund is the AHC-CPC Fund;

5.2 Mark Leonard gave a quick update on RFP work – it has gone to the BOS and we can now move forward! We may now focus on the challenge of securing the best possible Developer and negotiate the cost required.

5.3 The subject of the Red Cat was broached, followed by some discussion and a notion that we should table this for further discussion at the next AHC meeting, since there is the possibility of a unit for AH in its redevelopment, which is apparently at the point not up for consideration at all.

#### **6. Adjournment**

There being no further business, on a motion to adjourn from Mark Leonard, seconded by Renee Balter and agreed to by all members present, the Chair declared the meeting adjourned.

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