

**Minutes of the meeting of the Affordable Housing Committee, Town of Oak Bluffs, held on Feb 18<sup>th</sup> 2020 at the Oak Bluffs Fire Dept upper level meeting room at 5.00pm.**

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**Present:**

Jim Bishop, Chair  
Peter Bradford  
Karen Tewhey  
Renee Balter  
Mark Leonard  
Kathy Donohue

**Absent:**

Mark Crossland, Planning Board rep

**In Attendance:**

Ewell Hopkins  
Brian Packish

**1. Call to order**

Chair Jim Bishop called the meeting to order at 5.01pm.

**2. Minutes, last meeting of Feb 4<sup>th</sup> 2020, and 3 sets from 2016**

2.1 Minutes for 2016: as proposed by P. Bradford, seconded by Chair J. Bishop, were approved by Jim, Peter and Karen, as members who served on AHC at the time;

2.2 Minutes of the last meeting were approved with one correction to No. 3 line 4 on Leite...should read 'the Roads & Byways Subcommittee' and not Roads and Violations Subcommittee. So noted. Motion to approve the Minutes made by the Chair, seconded by P. Bradford, approved by all.

**3. The J. Leite Issue**

P. Bradford distributed a map he had prepared on the Leite encroachment of AHC property. On said map, Peter had marked off 3 AHC lots with a blue line, and informed members that there were some 15 cars situated there. If we could get those cars moved, we could go ahead and start on plans and schedule RFPs. We have sufficient credits from Columbia and Front Street that could be transferred as needed. If we could get the cars cleared, we should get a fence put up right away. Peter stressed that if we could just get this moving in an incremental approach, we might be able to make some headway. The other lots would be difficult to get to because of the tires and junk metal. Chair added that the tires and metal constituted a State issue that the Town would have to deal with.

**4. Community Outreach**

will be discussed at a later date.

**5. RKG Options, And An AHC Incremental Plan**

Peter Bradford distributed his 'Menu' handout to all present. In response to the RKG presentation and our HPP's concept, the Menu gives us a working list of all of our properties. Peter walked members

through the list, explained locations, and provided brief descriptions and pertinent history as applicable. Noted as follows:

5.1 ref.#9: refers to 3 units; after some 20 yrs, Title discovered to be bad; can't do anything about it at present, but David Vigneault of DCRHA has expressed interest in it.

5.2 ref.#11: Bellevue could start off with 15 single family 2 bedroom units, doable within a Title V setup.

5.3 ref.#12: Woodside is looking at 6 more units.

5.4 ref.#13: Harbor Homes is on its second House project.

5.5 ref.#14-16: Hudson and Wilberforce – 5000 sq ft with credit; Title is good but needs Title insurance; # 15 needs nitrogen credits; 16 does not, but the Town did not foreclose as it should have.

Going forward, if we can find suitable Developers, we would need to have the Board of Selectmen, the Planning Board, and other Town Officials like Mgmt and Counsel on board with us.

Members of the Committee expressed appreciation to Peter Bradford for putting such a 'Menu' together for AHC. With such a Menu before us, we now have a working tool that will help us plan selectively and move forward, and then as we go, get all the players on board. To start off, we could each take 2-3 items and work on them and then we can share ideas in discussion and perhaps agree on priority and direction.

Ewell Hopkins noted that AHC should submit Zoning Applications for review as needed and then move such proposals forward to a Town Meeting if a vote were necessary.

## **5.RFP Status**

M. Leonard informed that RFPs had been approved by the Selectmen and had been moved on to Town Counsel. Once cleared, the Town Administrator would follow up with posting them.

## **6. The Red Cat Project**

6.1 Chair noted that the Red Cat project would need to have 5 units to be subject to Affordable Housing requirements. Its proposed development is for 4 units, and so it is not affected.

6.2 M. Leonard stated that per our Zoning By Laws that cover the 'top of the shop', that area is designed for affordable housing, low and medium income, workforce personnel, and seniors, and not for market rate units.

6.3 E. Hopkins looked up the By Laws per his cell phone and responded that the referenced section:

- i. was created to promote smart growth
- ii. allowed for a variety of housing, including affordable housing units
- iii. allowed for mixed housing development in B<sup>1</sup>
- iv. allowed for redevelopment of existing buildings

E. Hopkins summed up his comments by stating that the By Laws promoted a variety of housing developments, including affordable housing units; that all aspects were considered important, and that no attempt had been made to prioritize them towards any specific end.

6.4 Brian Packish was invited by the Chair to speak, as owner and developer of the Red Cat. He noted that:

- i. in the business of public meetings of the Town, property owners/project owners needed to be informed of and invited to any meeting that intended to discuss their property/project; in this case, this

had not been done – he had not been notified, and such omission amounted to blatant disrespect and rudeness, where common courtesy and due respect was needed. He asked that the omission be reflected in the Minutes, in case he wished to seek recourse with respect to the legal consequence of not being informed. So recorded.

ii. the development of the Red Cat was for commercial use, in a commercial district; it consists of 4 market rate units; developed, these would cater to short term rentals. B. Packish also shared his vision for the Red Cat with the Committee.

6.5 Chair noted that while the project did not cater to affordable housing, the developer would be paying a mitigation fee. MVC's mitigation policy was subsequently discussed briefly.

6.6 K. Tewhey noted the 'working' assumption that all options by default always addressed community needs i.e. to improve the quality of life; hence, AHC often struggled over projects related to the expansion of short term housing.

## **7. Update From The Planning Board**

E. Hopkins shared the following:

7.1 Lagoon Ridge – owners are in conversation with prospective buyers, in line with Planning Board decisions; their term with MVC expired Oct 2019 and will have to be renewed in the short term – but to what degree has yet to be determined.

7.2 Zoning Changes – the Board has submitted a request for \$80,000.00 to Town Meeting to fund a comprehensive review of our Zoning By Laws, some of which date back to 1948 and have never been reviewed nor updated, so that there is both inconsistency and overlap.

7.3 Planning Board & AHC Communications – in response to P. Bradford's comments on the Accessory Dwelling By Law, and the recent weak communications between the Planning Board and the AHC, E. Hopkins informed that their Sub-Committee's work has been suspended and the By Laws will stay as they are for the time being, possibly until next Fall; he also stated that P. Bradford's characterization of specific By Law purpose is upheld by Article IV of the Town's Master Plan, and would be responded to accordingly.

## **8. Any Other Business**

8.1 MVC will hold a one day Affordable Housing Meeting at their premises on Apr 16<sup>th</sup> and we should plan on being represented; their Joint Affordable Housing Meeting will be held tomorrow.

## **9. Adjournment**

There being no other business, on a proposal from P. Bradford, seconded by M. Leonard, and with all members in favor, Chair J. Bishop declared the meeting adjourned.

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