

Minutes of the virtual meeting of the Affordable Housing Committee, Town of Oak Bluffs, held on Tue Mar 2nd 2021 at 5pm.

Present:

K. Mark Leonard, Chair
Peter Bradford
Jim Bishop
Katie Donahue
Mark Crossland
Garri Saganenko

Attending:

Maura McGroarty
Greg Orcutt
Patrick Hickey
Philippe Jordi
David Vigneault
Christine Flynn
Gail Barmakian

1. Call to order

Chair Mark Leonard called the meeting to order at 5pm.

2. Minutes of the last meeting of Feb 16th 2021

Corrections were noted as follows: Item No.5.10 should read Jessica Lane, not Jennie Lane; 5.15 should read Circuit Ave, not Circus Ave; and 5.16 para 1 line 4 ‘...that borders Fruit St...’ should read ‘that borders Front St’; allowing for these corrections, the Minutes of the last meeting were confirmed, as proposed by Pete Bradford and seconded by Jim Bishop and agreed to by all members present.

3. Updates from the Chair

- i. Harbor Homes is in the process of getting a house in Oak Bluffs, and we can anticipate an addition of 6 units to our goal.
- ii. Chair has written to the Planning Board in support of the Lagoon Ridge increase of a 4th Affordable Housing unit; Planning Board has approved the increase and Cape Builders can now move forward.
- ii. the Board of Selectmen has approved the transfer of the Doughnut Hole property, and the transfer will be finalized by the Land Bank and will go to the Legislature for approval by Apr 2nd 2021. It will give us an additional 25 acres for development.
- iii. Chair is now a member of the Board of Directors, DCRHA, and also the Oak Bluffs rep.

4. Southern Tier Housing Site: Mark Crossland

Since Gail Barmakian had not checked in yet, Chair invited Mark Crossland to update AHC on the Southern Tier Site, which is the temp. name assigned to the 8 Acre property. Mark has attended 2 meetings with the Planners over the Southern Tier development, and the 3rd meeting will be a community meeting set for Mar 11th at 6pm. Details have been published on the Planning Board’s Town website page. Chair added that notice of this meeting has been forwarded to all members. Abutters have also been invited. Mark Crossland stressed that we should all try to participate.

5. Oak Bluff's Comprehensive Wastewater Management Plan – Gail Barmakian

Gail now present, Chair stressed that it is important for AHC to know where and how it fits into the Wastewater Plan so that it can work accordingly. To that end, Gail had been invited to speak to AHC. The interactive session that followed is presented in summary form for the record, as opposed to chronological verbatim form; Gail took questions and statements from AHC members and shared the Board of Selectmen's perspective on how AHC's development plans need to be synchronized with the Town's Comprehensive Wastewater Management Plan, which deals with the stringent environmental and human health requirements of the Clean Water Act.

Gail:

1. began by explaining that the Wastewater Management Plan is in draft form, but AHC's needs per the HPP have been noted and would be accommodated. The location behind the Ice Rink area has received specific mention. The Plan will follow the Regs carefully, while striving to meet the max. daily flow rate per the Town's needs.
2. On the goal of working towards covering the number of Affordable Housing units per the Town's HPP, Gail was not sure of the precise number of bedrooms such a measure amounted to. (Chair said he had noted that figure as being between 150 to 200 bedrooms). Gail stated that she could not confirm flow for any specific project, as the details would need to be worked out with the pertinent Town Boards and Island authority, as with MVC. It would be a matter of capacity vs feasibility.
3. Patrick Hickey shared that there is a pump station in the Ice Rink area, and septic flow from the AHC development could move from the pump station to the wastewater facility. CWMP has a tri-phase movement: it began with Needs Assessment; is now in Alternative Analysis and will go on to the final stage of Design that will focus on the methodology of distributing the necessary flow.
4. Gail suggested that AHC draw up a consolidated plan of its anticipated wastewater needs; while the Town is planning for increased capacity, it has yet to work on specific location capacity. Nothing is set in stone, and the Town's plan is a flexible one, seeking to accommodate feasible presented needs. What will happen is that the CWMP will take all factors into consideration before deciding on final flow setup. Nitrogen management requirements will take priority.
5. On the upcoming RFP work to be done, Gail stressed that it needs to be carried out in conjunction with the CWMP, so that the Town can get flow requirements correct from the start. Then it will all come down to successful Public Hearings. Conversations like this one are important for all of us at this point.

Chair thanked Gail for making time for AHC.

From the Chair:

AHC is currently looking to plan for the sewerage needs of 78 units of Affordable Housing per the 10% required by the HPP; the project is in its preliminary stages; AHC needs to know how flow is to be decided so it can work out where we fit in with the Plan. As the sewer system expands, AHC has diverse Lots in varying locations that might be suitable for tie-in to the Town sewer. Bellevue, for example, is right behind the Treatment plant. Nevertheless, AHC does not hold any expectations about the CWMP's decisions on sewerage hook-ups to development projects; it just wants to know what it can count on.

Pete Bradford:

The AHC Menu that Katie has worked into a Power Point presentation showing location, size and pertinent detail of properties to be developed should be shared with Gail. (Chair said he would see to this.) It shows that AHC has done its work in getting its plan together and beginning to prioritize work direction. The Southern Tier Development is in Phase I. It is made up of some 8 acres located behind the Ice Rink and presents our current 78 unit sewerage need; Phase II and III will be dealt with going forward.

On small, scattered Lots that are in the watershed, per the Planning Board’s presentation on this at which Peter spoke with Mark G., Peter was told that calculation is based on buildout; as such, these Lots should be included in the total buildout calculation as they’re in the watershed and are listed in the Assessor’s Record as buildable; they have sufficient nitrogen credits.

The only gray area would be the Lots next to the Ice Rink area and at Bellevue; we could do single family Lots under a Title V, and if Committee members want to do something bigger we would need to check with the CWMP; most of the 78 Lots would do fine with onsite systems; however if there is a need to convert from a regular system to an IA system, then we could ask the Housing Trust for a subsidy, since the upgrade costs about 15K.

On current Zoning, Peter added that it allows for Affordable Housing on a 5000 sq. foot Lot and the few Lots that are under 10,000 sq. ft have sufficient nitrogen credits. The data on these Lots needs to be extrapolated from the AHC Menu Plan Presentation document and given to the CWMP Engineers to add to their buildout totals.

Jim Bishop:

Jim reiterated Pete’s comment about sharing AHC’s Menu presentation document. The Menu sets out the Lots that AHC is working on. And it shows that AHC has done its homework. AHC does not hold the position that all Lots will be suitable to be hooked up to the Town’s sewerage system. The Bellevue area development, for example, is smaller than Southern Tier and would benefit from a Town hook up. It appears to be a feasible option as we go forward.

Mark Crossland:

AHC anticipates RFP work in June; once we have a Developer, they will work with the Town’s requirements per the CWMP, and with the other parties involved i.e. MVC, BOH et al., to determine which is the best way to go. But it is too early to talk about these things until we have a Developer who would then proceed along the proper lines that the Town sets out.

6. Noyes Building

Chair has met with both Melissa and Bob, our Town Administrator. Process of finalizing the Amendment based on where we originally were now lies with Town Counsel; the finalized proposal would go before the Board of Selectmen for approval by Mar 23rd. There has been no word as yet about our Housing Choice Grant and Chair has checked on this. The decision has not been made.

7. Updates from members

i. Jim Bishop

Jim spoke about the Island’s Veteran’s Committee being on the lookout for land to set up Affordable Housing for Veterans, which will include non-Veterans as well. They anticipate substantial subsidy to Oak Bluffs from the State. Eligibility will be income restricted and come under the Affordable Housing umbrella. We could end up with a 5 unit addition to our count. Committee members saw this as a good

opportunity but also felt that AHC has a lot on its plate that needs to be prioritized, going forward. Jim clarified that this is a long-term project and not something that AHC needs to get into now.

ii. Katie Donahue

Katie has a draft of our Facebook web page completed. Katie will send draft copy to all members for input, comments, and suggestions. Katie noted that the AFC Town webpage has our meeting dates set for Thursdays, when it should read Tuesdays.

Chair acknowledged this and shared that he is still working on getting page details fixed.

Peter suggested that we should share information wherever and whenever possible for the time being, while the Facebook page gets set up.

Chair shared that Mark Crossland had already taken the initiative on this and had posted details of the upcoming Mar 11th Mtg on the Planning Board's Town website page.

iii. Garri Saganenko

asked about any developments on the issues at Linwood; Chair responded that he had not been able to speak with Selectmen Packish on that. Pete suggested that we could invite Brian Packish to an AHC Mtg anyways; although he is away at the moment he has been known to zoom in on Meetings.

8. Public Comments

Chair confirmed that comments included questions, for future reference.

Maura McGroarty had a question about the frontage of the 8 acre Lot. Chair thought that it is about 300 + feet. Her 2nd question was whether access to both the 8 acre Lot and the 24 acre Lot behind it are controlled by the present road leading in. Chair affirmed this. Peter noted that the Feasibility study had recommended 1 road in and if possible a further entry and an exit road at the rear. Jim noted that with the 24 acre swap finally happening, the rear entry and exit could be done.

9. Adjournment

There being no other business, Chair looked to a motion to adjourn, accordingly proposed by Pete Bradford, seconded by Jim Bishop, and agreed to by all members present. Meeting adjourned.

R George Eli
Secretary
Affordable Housing Committee
Town of Oak Bluffs