

## **Oak Bluffs Affordable Housing Committee**

08.15.08 @ 10am

**Members present:** Chariman Ron DiOrio, John Bradford, Harvey Beth, Brian Hughes,  
James Westervelt(recorder)

**Guests:** David Vigneault, Doug Uwlick, Richard Combra Jr., Michael Dutton

**Minutes** of 03.20.08 were read and accepted.

### **Item: Old Library Project**

Chairman DiOrio introduced the newest member of the AHC Brian Hughes to the rest of the committee. Brian replaces Ann Margetson who resigned.

**Chairman DiOrio** announced that Alice Boyd is very hopeful of receiving our applied for grant from the state. A discussion followed concerning the time line and what we need to do. It was decided to thank everyone involved in getting the grant approved. Have a sign installed on the bldg. announcing the start of the project. **Michael Dutton and Richard Combra Jr.** agreed that they could act as a general contractor going over and oversee the bidding process. **Doug Uwlick** said his work would need a third party (licensed architect or engineer) review. **Harvey** suggested asking Ken or Stephanie Mashek to see if they would be interested in doing the review. We need to have plans and specifications, construction documents, and cost estimates. **John** said the project will have to go before the Planning Board for site plan review. Michael said he will check to see if this project will trigger a DRI with the MVC. **Ron** will check with the town's waste water commission to see if everything is OK with them. **Richard Combra Jr.** stated the old library was hooked into the system. **Doug** suggested to most if not all work be done by island companys. **David V.** needs to create a contract between the town and DCRHA for the management of the property. We need to advertise pharmacy space available before construction so plans can be made before construction. It was suggested to have a commercial realtor attend our next meeting to enlighten the committee on commercial rents. **Ron** will have a conversation with Alan Schwiekert before our next meeting and generate an RFP for the commercial space. Harvey mentioned "Fair Housing" and the State grant might impose some restrictions.

### **Item: Resident Homesite Lot**

It was announced that Jennifer Jenkins has identified a buyer for her Resident Homesite lot on 22 Sunset Road. The BOS has been acting as the Resident Homesite Committee. Nothing more was mentioned.

### **Item: Southern Woodlands-"doughnut hole"**

**John** brought up the Southern Woodlands and the "doughnut hole" and the fact that we have not heard from Town Counsel Cindy Wansiewitz. We last heard from her on September 13, 2007. She was to identify owners and heirs to get deeds in exchange for tax forgiveness, or work on taking the land by eminent domain. **John** suggested that the taking of the "doughnut hole" by eminent domain seems to be the cleanest way to obtain the land locked parcel. Ron will contact Town Counsel to find out what is the progress of work so far. We had hoped for this work to be completed so we could go to the April Town meeting with a warrant article

### **Item: AHC representative to the CPC**

**Harvey** was chosen to again represent the AHC on the Community Preservation Committee by a vote of 5 to 0.

### **Item: Response to MVC regarding DRI condition placed on Boat House developers**

Christine Flynn of the MVC requested the opinion of the AHC regarding The Boat House offer to the Edgartown AHC. A general discussion of the matter took place with various opinions raised. It was generally thought that the original condition should be upheld (setting aside 3 lots for affordable housing with deed restrictions in perpetuity), or MVC should impose a much higher dollar amount given to the Edgartown AHC. **Chairman DiOrio** said he would express the committee's opinion to Christine Flynn.

**Meeting adjourned 10:30 am**

**Next Meeting: September 16, 2008 @ 9am @Town Hall Meeting Room**

