

Oak Bluffs CPC Meeting  
3/22/10  
Oak Bluffs Town Building Department Office

Members Present: Stephen Durkee, Chairman, Alison Shaw, James Westervelt, Joan Hughes, Harvey Beth, Jevon Rego., Nancy Phillips.

Also Present: Adam Wilson, Zoning Administrator and Administrative Assistant to the CPC.

Michael Dutton, Town Administrator

The meeting began at 5:05 pm.

-Stephen welcomed everyone. The only item on the agenda was a request from the Town's Affordable Housing Committee to have the CPC recommend at the April Special Town Meeting a project to acquire 54 Pacific Ave for affordable housing. Michael said the lot had a residence on it taken down because it is unsafe. The owner will sell for \$22,700. Town counsel is reviewing the title. The goal would be to construct 1 or 2 affordable housing units.

-Stephen asked if this tiny lot would be incorporated with other abutting properties. Michael said the town owns two adjacent lots + the public way. Joan asked is the public way a paper road? Michael said there is a road but there are alternative routes for those residents who potentially use it.

-Michael stated that the town in prior years looked at buying the Fenner property and purchased lots around it so that there would be enough land for a library and public services building. The library was built but the other building did not go forward.

When asked about the low price for the lot, Michael said the owner's don't want to rebuild the house that was torn down by the town for being unsafe.

Alison asked if there are any other costs associated with the acquisition of the lot. Michael stated that when the affordable units are built, the DCRHA will manage it.

-Jevon asked why does the town get to build something bigger than what used to be there? Michael replied that the purchase of the lot combined with other abutting town owned property gets the lot sixe over 5,000 square feet and would then qualify as an affordable housing lot capable of having a bigger footprint than the original one under zoning by-law 4.3

-Stephen asked if there was enough money in the undesignated reserve fund to meet the selling price. Michael said returned money from prior years administrative expenses plus some accrued interest this year should yield enough to for the committee to recommend the project's cost. There was discussion about the availability of money and how other special projects get approval outside of the regular deadlines for yearly submissions.

Committee members consensually agreed that it is not the normal course to take an application into consideration so late in the year but agreed that what will be a town project can be given consideration past the traditional October deadline. It separates out from private or other non profit groups that need money on a time sensitive basis. The project is a benefit for the entire town. Joan said the CPA was voted in for affordable housing and this project follows that mode. Jevon has concerns that the neighborhood already had a lot to deal with because of the prior history of the use of Fenner's property as a waste transfer station and now in construction as a church.

-Michael said the acquisition will be to promote affordable residential living with the units being proposed to be rented to town employees needing housing. Alison said we need more rentals.

Joan said the purchase for now is for the land. Steve said the application that the committee wants to

purchase the property can be recommended.

Alison made a motion to approve the project as requested. Harvey seconded.

**The committee voted 7 – 0 to recommend the \$22,700 allocation for special town meeting for the purchase of the property at 54 Pacific Avenue.**

The meeting adjourned at 5:45 pm.