

Edgartown Affordable Housing Committee Meeting Minutes
June 11, 2024 at 4:30 PM
Edgartown Town Hall

Members in Attendance: Chairman Mark Hess, Vice-Chair Jason Mazar-Kelly,
Melissa Vincent, Casey O'Connor, Maria Ventura

Chairman Mark Hess called the meeting to order at 4:30 p.m.

Minutes: Mr. Chairman started with May 14, 2024 meeting minutes. Casey O'Connor motioned to approve May 14, 2024 meeting minutes. Melissa Vincent seconded the motion. All present voted in favor. Motion passed unanimously.

Old Business: Litchfield Combined Lots Project Update – It was reported that Matt Poole from the Board of Health stated that the combination of the four proposed lots can have maximum of two bedrooms and for the combined five lots, a maximum of three bedrooms. The maximum bedrooms are permissible with septic variance only. Reade Milne from the Edgartown Building department gave a presentation on the four possible five lots. She noted that the Edgartown Zoning Bylaw defines a “substandard lot as a lot which has been established and recorded in Dukes County Registry of Deeds prior to April 10, 2001 which is smaller than the required minimum size for a building lot in the zoning district in which it is located and which is determined to be unbuildable in accordance with the provisions of the Massachusetts General Laws and the Edgartown Zoning Bylaw that is, not "grandfathered" by other laws.” After thorough discussion, the following options were listed: (1) To determine if these lots are “grandfathered” by other laws. (2) To place one bedroom on the largest lot out of the four and install septic for three bedrooms on another lot, then later add the remaining two bedrooms. This approach bypasses new construction rules and utilizes addition rules. (3) To consider placing tiny homes instead of regular units for this project; with the three bedrooms on the largest lot and septic for maximum allowed rooms on another lot.

294 Chappaquiddick (Chappy) Lot Project Update – It was reported that Town Counsel provided information stating the Edgartown Affordable Housing Committee (EAHC) and Town of Edgartown now have clear title for this lot.

Mr. Vice-Chair mentioned since they are on Chappy Lots for project, the Chappy Store has a lot for sale approximately \$800,000, which could be an opportunity to scale up the buy-down product. Mr. Chairman thanked Mr. Vice-chair for the information.

Housing Heroes Update – It was announced that Mr. Robert Green would possibly be the first Edgartown Housing Hero, as tenant from Dukes County Regional Housing Authority (DCRHA) is scheduled to move in on July 1st, 2024. The Committee decided to provide Mr. Green with an official Edgartown Housing Hero Certificate on behalf of the Town of Edgartown and Edgartown Affordable Housing Committee. This should be publicized and certificate awarded at one of the future meeting. The Edgartown Affordable Housing (EAH) Manager is assigned to this project.

Meshacket Update – The EAH Manager reported that Meshacket resumes closing this summer 2024. Application will be accepted in fall 2025 with expected project completion in January 2026.

Affordable Housing Property Tax Exemption – This item was deferred to the next meeting.

Membership & New Prospects (Rebecca Mitchell & Justin Kush) Update – A thank-you letter for Mr. CJ Moriarty, Former Edgartown Affordable Housing Trust and Committee Member was circulated and signed by all present members. Justin Kush, the only prospect member in attendance, was thanked by Ms. Vincent for his sincerity and diligence in working on his Edgartown voter registration process to serve on the Edgartown Affordable Housing Boards.

Walking Man Close Project (Attorney Robert McCarron) – Attorney McCarron explained that the Martha’s Vineyard Commission (MVC) expressed concerns about permanent restrictions and requires a monitoring agent for their WalkingMan Close subdivision project. The WalkingMan Close Team considered DCRHA, Island Housing Trust (IHT), and Edgartown Affordable Housing Committee (EAHC) as monitoring agents and decided that EAHC would be their best choice. Attorney McCarron requested that EAHC become the monitoring agent for their WalkingMan Close project and explained EAHC can have a third party to fulfill the monitoring agent duties for the affordable community lots from this project. After the discussion, Mr. Smadbeck suggested that Attorney McCarron, Mr. Chairman and Mr. Hagerty, Town Administrator should meet to further discuss this. The EAHC board members concurred.

New Business: 9 Acorn Circle (Island Oaks Homeowners Association) – Mr. Loughlin, president of the Island Oaks Homeowners Association, sought advice on handling issues with the Affordable Housing Property at 9 Acorn Circle, owned by the Conroy family. Mr. Loughlin explained since Mr. Conroy's death, Mrs. Conroy and their son and family have been living there. They have neglected to pay homeowners association (HOA) fees for 20 years, maintained the property in poor condition, and violated building department regulations. The Building Department confirmed they are on their violation list and will issue a notice. It was clarified that neither the Town of Edgartown nor the Edgartown Affordable Housing Committee (EAHC) can evict the family based on these violations and a lien. Attorney McCarron noted that if the families are legal heirs, they can remain in the home, but if not, they must pay off the lien to stay. Litigation is deemed impractical, and waiting for the next property closing is suggested. Mr. O’Connor recommended contacting the MV Mediation project as an alternative approach. The Chairman agreed the property is in poor condition and stated that the immediate action is for the Building Department to issue violations. The HOA's options include mediation, considering litigation (though it’s not feasible), or waiting until the next property closing.

6 North Farm Road (Saverio Stancati) –Mr. Stancati explained that he received the Edgartown Housing Hero letter and called to see if the living space above his garage could be used as a sleeping quarters for a year-round rental. He would like to know how to get the deed restriction lifted to do so. The Committee explained to Mr. Stancati that if the deed restriction is lifted, this living space could not be only for one year then no longer accommodating year round rentals but this will be for a long term period if not perpetual. He will still get to choose his yearly renters and for every studio or one bedroom they are maximum of two people. It was recommended that Mr. Stancati first step is to go to the Board of Health and inquire about the process to lift the deed restriction, as they are the ones who imposed it. He can then provide an update to the Committee.

Demolition (Process & Procedure) – This item was deferred to the next meeting.

Correspondence: There was no correspondence.

Meeting was adjourned at 5:49 PM.

Respectfully Submitted,
Shanette DeLeon



Edgartown Affordable Housing Committee

- Chairman Mark Hess
- Vice-Chair Jason Mazar-Kelly
- Casey O’Connor
- Melissa Vincent
- Maria Ventura

8-1-24

Date of Approval