

**Edgartown Affordable Housing Committee Meeting Minutes**  
**October 15, 2024 at 4:30 PM**  
**Edgartown Town Hall**

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

Chairman Mark Hess called the meeting to order at 4:30 p.m. with 11 attendees.

**Minutes:** Mr. Chairman presented the September 24, 2024 meeting minutes. Jason Mazar-Kelly motioned to approve the September 24, 2024 meeting minutes. Casey O'Connor seconded the motion. All present voted in favor, motion passed unanimously.

**Chairman Item:** Walking Man Close Project – Rob McCarron stated there are 17 total lots, 9 lots up to 200% AMI, 1 lot to 140% (this is the double 2 bedrooms) and 7 lots for market rate. 1% paid to the Affordable Housing Trust Funds for the monitoring agent fee. This can be substitute out. Monitoring Agent include qualifying purchaser for resale. If any question, the public should bear in mind that the state and/or government is not funding this. As this is a private property served by private owners hence the reason it doesn't govern under the standard affordable guidelines for choosing residence. Mr. McCarron explained that they will be 5 lots designated to municipal and/or teachers. He already contacted the Chief of police and teachers but no applicants from the teachers as yet. He currently does have 20 applicants. After discussion, Mr. Hess made a motion to send a letter to MVC stating the Committee supports the Walking Man close Project and accept the Monitoring Agent position while still working on the procedure. Casey made a motion to accept. Melissa seconded the motion. All present voted in favor of the motion. Motion passed unanimously

**Old Business:** 294 Chappaquiddick (Chappy) Lot Project Update (VLSE) – The Vineyard Land Surveying & Engineering was not present for an update. This item was tabled to next meeting. MVC Update (Laura Silber)- Ms. Silber was not present for an update, but the Martha's Vineyard Commission (MVC) Housing Action Task Force Virtual Presentation flyer was distributed to the Committee members.

Small Lot Donation (37 Twentieth Street North) – This item was tabled to the next meeting.

Housing Heroes Update – It was reported that the recognition of the Edgartown Housing Hero at the Selectboard meeting went well.

**New Business:** Proposed Warrant Article – Mr. Mazar-Kelly presented a rough draft warrant article that addresses Edgartown's need for more year-round rental housing for middle-income residents. It builds on the successful model of Nantucket's Lease to Locals program powered by Placemate, providing financial incentives to property owners who convert short-term rentals into long-term leases for local workers. The program will help bridge the gap between what middle-income earners can afford and current market rents, promoting economic diversity and stability in the community. During discussion, the question was raised, since Placemate is a virtual business how do they work with people who are technically challenged and would like to join the program? Do they have customer service that will walk them through the process? In response, it was mentioned these are the questions we have to ask at the meeting with Placemate. Another question was ask was there any report from Provincetown since they also did the Placemate program? Mr. Mazar-Kelly responded No, but he can research that. The following items were mentioned inorder to finalize the draft: (1) To decide on the threshold for the AMI. (2) Need to finalize the program administrator between Placemate and/or Duke County Regional Housing Authority (DCRHA). (3) To finalize the assistance amounts per household or rental property. (4) To clarify funding specifics like yearly percentage (%) of short term rental versus yearly fixed amount.

In conclusion, the Committee will provide Mr. Mazar-Kelly with their questions and comments to be discussed at the meeting with DCRHA, and Laura Silber from MVC. After the Committee will have a meeting with Placemate to finalize.

Litchfield Road Affordable Sub-lots Project Proposal – In summary, Mr. Potter stated that based on the information he gathered, it seems like the most viable option is to file for a variance with the Zoning Board of Appeals in order to do the Litchfield Road Substandard lots Affordable Project. Ms. Morrison from Edgartown Zoning Board of Appeal (ZBA) shared that this project has 4 options: (1) To request a Special Permit from the ZBA which also requires building department sign-off. The discussion was to build a home on the largest lot, using the non-conforming lots for septic or well, etc. Another discussion point was getting a septic easement, since the lots should not be combined (as this changes the buildability of it). (2) The Building Department is working on a zoning bylaw change that could make this project doable. The Committee decided to supporting the Building Department with this zoning bylaw change. (3) To determine if the Affordable Homes Act allows for a project like this. (4) To request a variance from the ZBA if the above options fail. The Committee action plan is to requesting a Special Permit from the ZBA, and to follow-up with the Building Department on the special permit and supporting their request to change the zoning by-law.

Harbor Homes Update – Dr. Brian Morris introduced himself, Ms. Laury and Ms. Belcastro as members of the Harbor Homes Team. Dr. Morris stated he is the relatively new Executive Director of Harbor Homes, gave briefing on the two congregate homes one for men and the other for women. Shared how the Harbor Homes is more than just homelessness but they do training, skills and education. The question was asked, what's the plan to get people to reintegrate back into the community? The answer was they are still working on that process because there are just not enough homes especially on the Island, bearing in mind this is also a State-wide issue. The example was given that they recently placed a family in Falmouth. Ms. Belcastro stated that last year they had 55 homeless, with a unique amount of one third of the homeless were full time workers here on the Island. As the previous year they only had 32 homeless. This was mostly because their rental homes were sold or the employers close down for only seasonal workers. She believes that 90% will take the help to get out of homelessness if they have the opportunity. The question was asked, what they are doing about the seasonal workers who comes here and signs in as homeless versus the year round people who are really homeless. It was explained that based on Executive Office of Housing & Livable Communities (EOHLC) rules they can't turn down any homeless person and/or for overnight shelter. It was suggested that there should be a safe place like a tent lot for the homeless. The question was asked, who will oversee this? The answer was not sure but this definitely would need to be done and maybe Harbor Homes could do it. Another suggestion was maybe the town lot next to the Jail would be a place for the homeless tent. Another suggestion was at last year town meeting funds were allocated for housing that possibly can go towards homeless movement and/or Harbor Homes. In summary, the EAH Manager was tasked to look into last year warrant article and update everyone. Mr. Chairman ended on a positive note that people are understanding Homelessness more.

At 4:58pm. Melissa motioned to have the meeting in recess. Casey O'Connor seconded the motion. All present voted in favor. Motion passed unanimously.

At 5:01PM Melissa motioned to have the meeting resume. Casey O'Connor seconded the motion. All present voted in favor. Motion passed unanimously.

Dukes County Regional Housing Authority (DCRHA) Update – It was reported that DCRHA submitted CPC request of \$150,000 versus the \$140,000 they requested last year.

**Correspondence:** Mr. Chairman presented three demolition letters for 19 Vickers Street, 6 Armstrong Lane, and 7 Kent Harbor Road. Melissa Vincent motioned to accept the demolition letter for properties of 19 Vickers Street, 6 Armstrong Lane, and 7 Kent Harbor Road. Casey O'Connor seconded. All members present voted in favor. Motion passed unanimously.

Meeting adjourned at 6:00 p.m.

Respectfully Submitted,  
Shanette Deleon



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Edgartown Affordable Housing Committee  
/Chairman Mark Hess  
\_Vice-Chair Jason Mazar-Kelly  
\_Casey O'Connor  
\_Melissa Vincent  
\_Maria Ventura



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Date of Approval