

Edgartown Affordable Housing Committee Meeting Minutes
October 29, 2024 at 4:30 PM
Remote Only/Zoom Meeting

Members in Attendance: Chairman Mark Hess, Vice-Chair Jason Mazar-Kelly
Maria Ventura, Melissa Vincent, Justin Kush

Chairman Mark Hess called the meeting to order at 4:30 p.m. with 28 attendees.

Old Business: 294 Chappaquiddick Road Lot Project Update and Discussion with Vineyard Land Surveying & Engineering (VLSE) – Mr. Chairman briefly explained that this meeting is informational, intended to learn from Mr. Silva of VLSE about the site plan for the 294 Chappaquiddick (Chappy) project, particularly the buildable area and potential bedroom count. Mr. Silva presented a site plan for the 3-acre lot at 294 Chappaquiddick project, highlighting wetlands, conservation buffer zones, and a buildable area suitable for 6–8 bedrooms, subject to Board of Health confirmation. The Committee discussed a potential minimum impact layout with a single building comprising a 3-bedroom unit and a duplex with two 2-bedroom units. During discussion, the Committee favored homeownership over rental for this Chappy project. When asked about easements, Mr. Silva stated he could include any easements on the plan but was unaware of any documented easement for this lot. He noted that the property had been used for boat storage, which he assumed belonged to Mr. Becker, a neighbor. Mr. Becker confirmed this, stating he had removed the boat. He explained that the previous owner of the town lot had verbally granted them sole access to the driveway, which was not intended for use by occupants of an 8-bedrooms property. Mr. Silva suggested that if Mr. Becker had any documentation restricting the landowner’s access to their driveway, he should provide. Mr. Becker expressed his preference for keeping the land undeveloped and open space, offering an alternative mainland lot and funding in exchange. The Committee explained that if his alternative lot could accommodate 8 bedrooms, they would consider his offer, but the Committee is in need of land more than money. It was clarified that this project is not to oppose land preservation but there is a need to preserve human beings here that are essential to our Town such as teachers for our children, hospital workers, police, etc. The Committee agreed to consider Mr. Becker’s proposal while noting that they are still in the planning stages and need to explore all options for Chappaquiddick.

Mr. Spiro inquired about the zoning for the lot, and Mr. Silva confirmed it is zoned for single-family residential use but permits more intensive uses under the affordability section of the bylaw. Mr. Spiro also asked about the possibility of constructing 4 two-bedroom row houses all attached on the lot, which Mr. Silva confirmed could be allowed by special permit from the Zoning Board of Appeals (ZBA). Mr. Chairman emphasized the Committee is seeking the neighbors ideas and positive input on the project. Mr. Spiro explained that the driveway continues through the paved road, crossing the adjacent lot, and Mr. Silva agreed to look into this. The Committee agreed to continue discussions and meetings to determine the best use for the land. Mr. Silva concluded his presentation with the action plan to get exact bedroom counts from Board of Health, to look more in depth for an easement, work with the Conservation Commission and to highlight the buildable areas on the site plan and share. He stated, since this lot is definitely buildable the next step would be site designing.

Mr. Taft asked, what other affordable housing projects are on docket for Chappaquiddick? The response was: (1) a recent project completed with a school teacher on Chasin Road, and (2) the Pimneymouse small sub-lots project, which is in an early stage and may or may not be viable from a zoning perspective. If successful, this would likely involve a small home. In a follow-up question, Mr. Taft inquired about the Chappy Store affordable project. It was explained that the Committee had considered the project, but it was never pursued due to a lack of financing. Mr. Taft also asked, if all affordable housing projects go through this Committee. It was clarified that private projects don't necessarily have to come through the Committee, though they often reach out. Mr. Becker reminded the Committee that transferring property in exchange for funds is not unusual, referencing previous Youth lots. He suggested that the Committee could use his offered funds to help with the financing of the Chappy Store affordable project, which had stalled due to financing issues. Mr. Chairman explained that the Chappy Store affordable project was more than just the substantial amount requested but also it is very complex. Therefore, the Committee decided to use the funds towards the Meshacket Project that is 40 units versus on the Chappy Store affordable project. Mr. Becker expressed understanding of the need for affordable housing but suggested focusing on existing areas like the Chappy Store project rather than developing new ones. The Committee affirmed it would explore all opportunities on the Chappaquiddick side. Mr. Chairman concluded by acknowledging Mr. Becker's thoughts and thanked Mr. Silva for his presentation.

Meeting was adjourned at 5:20 PM.

Respectfully Submitted,
Shanette DeLeon



Edgartown Affordable Housing Committee

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



Date of Approval