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Martha's Vineyard Commission

Land Use Planning Committee

Notes of the Meeting of June 30, 2008

Held in the Stone Building, New York Avenue, Oak Bluffs. 5:30 P.M.

Commissioners Present: Richard Toole, Chris Murphy; John Breckenridge; and Susan Shea.
MVC Staff Present: Mark London, Paul Foley; Christine Flynn

2. BADD/Field (DRI 551) Post-P.H. Review

Applicant: Sean Murphy (Lawyer representing the Field Club); Jane Hathaway (Edgartown Affordable Housing Committee)

Applicant Presentation:

- The proposal is to change the offer from donating three lots in the BADD subdivision for affordable housing to donating \$1,800,000 to the Edgartown Affordable Housing Committee.
- The advantage of this is that the Town might be able to buy 5-6 houses instead of having three empty lots.
- The Edgartown Affordable Housing Committee is favorable to the approach, and has already identified two houses that they can buy with the first \$700,000 payment. Jane Hathaway said they have been looking at new three-bedroom houses that have been on the market for over a year at around \$400,000.

Discussion and Questions:

- Christine Flynn asked if the affordable lots' membership to the Field Club was included in the valuation, since the Decision says that everyone in the subdivision would get a membership and that the initiation fees would be waived. Sean Murphy said that the arrangement in the original decision was to give everyone with a lot a membership, paying only the initiation fee but not the annual membership fees. They were not anticipating that the owners of the affordable lots would pay these fees.
- Mark London said that there is a trade-off between the goal of not creating ghettos by requiring some social mixing compared to the goal of achieving more affordable housing with the proposed arrangement.
- Christine Flynn said that the real estate agents had estimated the value of Field Club Lots to be \$600,000 to \$750,000. Jane Hathaway replied that is where they got the number (\$600,000 X 3 lots).
- Christine Flynn asked if the applicant had thought about paying in one lump sum. Sean Murphy replied that they are operating under a tight budget and proposed to phase the payments, just as the original decision foresaw phased donation of lots.
- Commissioner Murphy said the question is, if the Town is favorable, does the Commission care?

Recommendation:

- **Commissioner Murphy made a Motion to recommend to the full Commission that this is an insignificant change that does not require a public hearing as a DRI. This was seconded by Commissioner Shea and voted unanimously.**
- **Commissioner Murphy made a second Motion to recommend to the full Commission that we accept this modification as proposed. This was seconded by Commissioner Shea and voted unanimously.**