

TOWN OF WEST TISBURY
AFFORDABLE HOUSING COMMITTEE
P. O. Box 278
West Tisbury, MA 02575-0278
508-696-0102
affordhouse@westtisbury-ma.gov

February 11, 2010
Martha's Vineyard Commission
P.O. Box 1447
33 New York Ave
Oak Bluffs, MA 02557

MARTHA'S VINEYARD COMMISSION
RECEIVED February 16, 2010
APPROVED _____
APPROVED CONDITIONS _____
DENIED _____

Dear Commissioners:

The West Tisbury Affordable Housing Committee (WTAHC) met on Feb 9, 2010 and discussed in detail the proposal to the Planning Board, to subdivide further, the original Crow Hollow Realty Trust property in West Tisbury.

The WTAHC wishes to voice their opposition to the Planning Board's recommendation, which differs from the WTAHC's recommendation, with the Crow Hollow Realty Trust. The WTAHC are concerned that they (Crow Hollow Realty Trust or the present owners) are not fulfilling their obligation to give the Town of West Tisbury affordable building lots.

The Subdivision for seven building lots on 57.4 acres was approved with conditions by the MVC in 1991. One of the requirements of that 1991 MVC decision was that the applicant comply with the Flexible Zoning provisions of the Town's Zoning Bylaws, including the Resident Homesite requirement.

Many years have passed, and several changes in the property have occurred to the original subdivision development, the most recent being the Applicant's desire to subdivide one of the lots into two building lots.

The WTAHC concurs with Attorney Mark J. Lanza's legal opinion for the West Tisbury Planning Board, which states clearly that Crow Hollow Realty Trust, or its subsequent subdividers or owners, owes the Town of West Tisbury at least 2 affordable housing building lots.

As this is a previous subdivision asking for modifications (once a DRI always a DRI), the WTAHC voted unanimously to ask that there be a full MVC Public Hearing, and that the MVC find that the applicant provide two building lots of one acre each to satisfy the decision of 1991.

The WTAHC also voted that these lots can be on site, in the proposed subdivision, or off site, in the town of West Tisbury, provided such an off-site lot have a free and clear title, and be on buildable land with electrical power accessible. This is in keeping with the WTAHC guidelines.

A money donation is not an acceptable alternative.

Enclosed is a copy of the Attorney Mark J. Lanza's opinion presented to the West Tisbury Planning Board.

Sincerely,

A handwritten signature in black ink, appearing to read "Mike Colaneri". The signature is fluid and cursive, with the first name "Mike" and last name "Colaneri" clearly distinguishable.

Mike Colaneri, Chairman

West Tisbury Affordable Housing Committee

Ernest Mendenhall

Glenn Hearn

Jim Powell

Jonathan Revere

Joanne Scott

Vickie Thurber

CC: West Tisbury Planning Board
Crow Hollow Realty Trust