

July 17, 2022

To the MVC LUOPC committee:

Subject: South Mountain DRI



Dear LUPC members;

I write this as a follow up to my emails and discussions with Adam and Alex as they relate to the history of the proposed development on a lot South Mountain Co is proposing to subdivide off the original Co-Housing parcel and add three or four more housing units to an already over burdened neighborhood. I urge you to review the Co-Housing DRI that created 16 housing units on about 20 acres.

That DRI was a 40-B project.

It is my understanding after discussions with Mass Housing that with the exceeding of the local zoning and the obtaining of affordable housing units, the Co-Housing approval was a "One and Done project".

To now subdivide the co-Housing lot and create more market rate housing units is unreasonable and possibly illegal. Do they plan to subdivide more? Please note, in the past few years, the town and its monitoring agent, have had many problems enforcing and dealing with resales and illegal renting of the affordable housing units in Co-Housing.

We continue to attempt to resolve a very difficult legal situation presently in progress. Many of us feel the Co-Housing covenant is a failed document and needs revision.

At that same time of the original Co-Housing DRI, the MVC approved the changing of zoning from agricultural /Residential to Commercial/Industrial on an abutting lot, A commercial enterprise that now has over thirty employees. An act that few can explain, understand or justify legally.

The MVC, with its approving and allowing the South Mountain Company to be created, and expand with modifications is something the MVC needs to explain to the public, the planning and zoning boards, and the voters of the town of West Tisbury.

This DRI appears to benefit the South Mountain company directly.

South Mountain has even suggested and been given MVC approval, to use monies and design services, that were designated and promised to the towns affordable housing committee from a previous DRI decision.

I urge the LUPC to require a full MVC hearing on this proposal for these above reasons.

Michael Colaneri 41 Rogers Path West Tisbury

A handwritten signature in black ink, appearing to read "Michael Colaneri". The signature is stylized and cursive.

Received
2/11/98 JR

Jonathan Revere

Seven Gates Farm / RFD #900
Vineyard Haven, MA 02568
(508) 693-0773

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February 10, 1998

Mr. John Abrams, President
Island Cohousing LLC/South Mountain Co., Inc.
P.O. Box #359
Chilmark, MA 02535

Dear Mr. Abrams:

Now that the "co-housing" project you're planning for West Tisbury has begun the approval process and the Comprehensive Permit Application (for multiple exemptions from West Tisbury's zoning by-laws) is open to public view, I wonder if you would be kind enough to answer a few questions about it. I'm sure you agree that it's better to address questions about the project as early in the process as possible -- especially those coming from your fellow townspeople-to-be, who will be most affected.

Here are some questions after a first reading of your application.

1. The quitclaim deeds attached to the application include the purchases of so-called lots 1-4 from the Gillies on Stoney Hill Rd. The project, however, is limited to lots 2 and 3. On the site map, lot 1 is shown but lot 4, along the eastern boundary of lot 3, is shown only as owned by Island Cohousing. Are you planning either an extension of this project on lot 4, a second "co-housing" project, or a conventional subdivision?
2. Do you and your family intend to occupy one of the 16 units planned for this project, or do you plan to construct and occupy a separate house and guest house on lot 1, as is indicated in a letter to you dated November 20, 1997 from the engineering firm of Schofield, Barbini and Hoehn?
3. In the draft "Regulatory Agreement" between Island Cohousing and the Federal Home Loan Bank of Boston, there is provision for the developer's "allowable profit" of 20% (maximum), plus "development fees". Am I reading this provision correctly? And am I right in thinking that this project is not being built "at cost" as you built the earlier affordable housing project at Sepiessa?
4. In "Exhibit I, Fiscal Impact", your off-Island consultants calculated that this project will increase the Town's real estate tax rate by 5 cents per \$1,000 valuation, and

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possibly more. In your opinion, is this an accurate estimate of the cost which you as a private, for-profit developer expect your fellow West Tisbury taxpayers to bear from now on?

5. Which of the 16 units will be set aside for "subsidized" "affordable" housing (how many 2-, 3-, or 4-bedroom models)?
6. How many of the 16 units are already reserved, prior to a public offering? Of the reserved units, how many are designated "affordable" units?
7. At what rate is the non-residential portion of the project (including lots 1 and 4) to be taxed -- at the residential rate, or at a lower (perhaps agricultural) rate? The project's documentation is unclear on this point.
8. How have you coordinated this project with the West Tisbury Resident Homesite Committee, the Planning Board, the Assessors, the Selectmen, the Board of Appeals, the Board of Health, the Conservation Commission, the Land Bank Town Advisory Board, the West Tisbury Taxpayers Association, and various Visioning committees, all of which have a vital interest in this project and how it will affect the future of our town.
9. Is it your opinion that this project is exempt from Massachusetts' uniform procurement law ("30-B"), as you stated the Sepiessa project was, even though it is apparently adding to the tax rate and thus may be partly financed by public funds?
10. When you bring this project before the Martha's Vineyard Commission, do you intend to ask for an exemption from the Commission's regulation which sets aside lots in subdivisions above a certain size for affordable housing to be built and owned by the Dukes County Regional Housing Authority?

Thank you for taking the time to answer these questions (I may have more later on), and for sharing the answers with your fellow Islanders.

Sincerely,



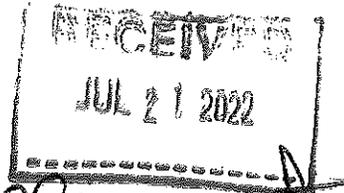
Jonathan Revere

JR/tj
cc:

- West Tisbury Town Boards
- Dukes County Regional Housing Authority
- West Tisbury Taxpayers Association
- Massachusetts Department of Communities and Development
- Editor, THE MARTHA'S VINEYARD TIMES
- Editor, VINEYARD GAZETTE

7-22-2022

WPC:



This document
with pertinent parts
Raised by Sonner
years ago ~
are as important today
as the use then.
anyone please try
S. Mountain DPT.

Regards,
WPC