

Minutes of the virtual meeting of the Affordable Housing Committee, Town of Oak Bluffs, held on July 6th 2021 at 5pm.

Present:

Mark Leonard, Chair
Peter Bradford
Katie Donahue

Absent:

Mark Crossland
Jim Bishop
Garri Saganenko

Attending:

David Vigneault
Melissa Vincent
Darran Reuben, architect for Noyes project

1. Call to order

Chair Mark Leonard called the meeting to order at 5.07pm, once a quorum had been reached.

2. Minutes of the meeting of Jun 1st 2021

Were proposed for acceptance by Katie Donahue, with the Chair seconding; together with Peter Bradford's approval, the minutes were accepted.

3. Updates from the AHC Chair

Chair informed that Oak Bluffs has a new Town Administrator in the person of Debbie Potter; Chair will meet with her in the next week or so to ensure AHC's work continues to proceed smoothly.

4. The Noyes Apts - Design Review

Chair shared the proposed draft plan with all present and invited Darran to take the meeting through his plan, sharing his thinking about the proposed layout. (see attached).

4.2 Darran shared the following,

The main entrance leads into a foyer area for both apts; the kitchenettes are situated 'next' to each other. Interior design concepts are similar, with 2 closets in the kitchenette area, a 30" oven, a 30" fridge, and a 24" sink; both living areas are reasonable.

b. The 1 bedroom has a dishwasher adjacent to the sink; the studio apt has a hinged murphy bed that allows for more space when closed.

c. Where best to situate 2 condensing units? Perhaps in the bottom right area, where there are no windows, at the end of the ramp; he has not seen the basement but believes there would be space enough for heaters to be located there; electric panels can be in the hall area.

4.3 Melissa had some questions for Darran as follows:

a. where would units need to be placed if within the apts?

Not within the apts; this being new construction and not a retrofit, units and piping can all be integrated, with nothing visible on the exterior;

b. important that units installed be a good match for the units ie properly sized and outfitted, so that heating and/or cooling would be available as desired by occupants;

Agreed, 2 units for the 1 bedroom and a single unit for the studio.

c. Heating options for the bathroom?

A wall heater with a thermostat; a floor heater (floor level) that heats up the tiling;

d. do windows in the Studio Apt reach to the floor? Is there space maybe for some shelving at the bottom?

There is an 18" shelf height there, so, entirely possible.

Final comments from Melissa : good design, overall; the more storage the better; where items can be folded up work space becomes available.

4.4 Chair then invited general questions and comments about the proposed design from members and from the floor.

4.5 David voiced appreciation for the drawing; wondered if the washer and dryer were stackable? Also noted that the hallways do not have the required clearance for a wheelchair; perhaps lose the dishwasher and gain other space? Also, are we aiming for a handicap accessible apt here? Is the murphy bed, with its put up/bring down requirement vs a handicapped accessible bathroom a contradiction?

4.6 Changes to the plan:

a. from Darran – the 1 bedroom needs a window for light, ventilation and fire egress; there is also a fire hydrant in it that appears to be a carryover from the original commercial use; also, the existence of a sprinkler system is questionable; if we can go without it, we will save \$.

b. from David - a button up blind for privacy?

c. from Melissa – will we be getting a mechanical engineer in? Darran - it depends on whether the sprinkler system is a stay or a go.

4.7 Chair expressed thanks to all for input on this. (that the draft plan is attached to these Minutes).

5. Southern Tier project

Chair informed that the RFP has been released, it is on the Mass Central Register, and legal notices have been published in local newspapers. It has also been forwarded to prospective developers. IHT has asked for a copy. RKG has said that the RFP looks good. Now, we may look forward to seeing returns on the RFP! David expressed warm congratulations to both the Chair and the Committee!

6. Member Updates

No member updates. Chair did have a question, directed to Peter re the 8 acres and whether they had been surveyed? Peter said he will check on this.

7. Public Comments

David expressed his encouragement to and for the ongoing work of the Committee in our situation of much affordable housing need.

Melissa mentioned the shortfall in Budget that Noyes is facing, which amounts to about 11,000.00 a month; Peter suggested that we might go to the Affordable Housing Trust for support; Chair agreed, but also included Grant support.

8. Adjournment

There being no other business, Chair heard a proposal to adjourn from Peter Bradford, seconded the proposal, and with Katie's agreement, declared the meeting adjourned.

R George Eli
Secretary
Affordable Housing Committee
Town of Oak Bluffs