

Town of Long Island
Year-Round Housing Committee
Minutes, 18 December 2007 (Draft – Not yet voted)

Meeting called to order, 7:15 p.m.

Present: Mark Greene (chair); John Billings; Will Tierney; Mary Nanos; Alden Robinson (Island Institute Fellow).

1. Will Tierney moved that the previous meeting's minutes be accepted with one typographical correction (thee on page 1 should be the); John Billings seconded; minutes accepted unanimously.

2. Old Business:

The committee discussed the progress of the Year Round Housing Application and Selection Committee (YRHASC), one member of which resigned last week. Mark and John said the committee is making good progress overall and present disagreements are a natural part of that work and understanding needed to get going.

Mark Greene updated the committee on the status of the YRHC's pending issues:

--Coastal Enterprises Incorporated (CEI) has some grant monies available soon (up to \$5000), for which Mark is now applying. The grant, if approved will help defray the costs of reconfiguring lots on the corner of Cushing Street and Fowler road.

--The Year Round Housing Corporation's (YRHCorp's) 501(c)3 application is still underway, although the Genesis Fund has had some delays putting it together. \$750 of the \$5000 Island Institute "Affordable Coast" grant is needed to pay the registration fee with the IRS.

--Gilbert Gordon is in contact with the committee regarding reconfiguring lots 255 and 256 on the corner of Cushing Street and Fowler road. He seemed very positive on the proposal, although he has not been able to get out to the island yet. Mark and Alden have developed a proposed lot configuration using Google Earth which Mr. Gordon is reviewing; Mr. Gordon is believed to have a proposal of his own and will meet with us as soon as possible.

3. New Business:

a. Houses for sale: The sale price for Janet Prochazka's house on Fowler Road was around \$269,000, down from over \$300,000. It was noted that this was evidence that making a lower offer can sometimes be a winning strategy, and people should not be afraid to do it. We are looking at sales of houses that could be called affordable.

The committee discussed the Beach Avenue house again, which is currently listed for \$349,000. The house is still assessed as a three-unit dwelling. Will Tierney said he had looked at it but determined it wasn't worth the price. Mark Greene said that the asking price isn't necessarily anywhere near the sales price on some properties, particularly when much work is needed. Folks need to figure what works for them and make an offer on properties that is

realistic. The worst thing that happens is a “no” or even worse is someone else buys it at a price you may have considered!

The committee also discussed the cottage for sale on a seven-acre parcel in Beach Cove. Although it is possible that an additional house lot could be carved out of the parcel, there are serious concerns that the land is too wet to build in most places.

Committee members are urged to keep an ear to the ground for places potentially coming up for sale so that they can be evaluated.

b. The committee discussed the proposed by-laws for the YRHC (previously discussed and moved to this week’s agenda for a vote.). Mark stressed that these are important to have, but can be revised at any time if necessary. Will Tierney moved that the committee accept the by-laws; John Billings seconded; the committee voted to accept the by-laws unanimously.

c. The committee discussed the building criteria to be included in the ground lease for successful applicants. At the June 13th meeting, the committee had broken criteria down into three categories:

Requirements:

- Two bedroom minimum house size
- Three bedroom minimum septic system size
- Full foundation
- Efficient heating system
- Generator hookup wired into electrical system

Goals:

- Full basement
- Yard/defensible space
- Adequate storage space/closets
- A chimney/chimney footings

Further research:

- Green design/environmentally sensitive construction
- Handicapped accessibility/friendliness

Mark Greene suggested that the committee prioritize work on these conditions and make these criteria the major issue at the next meeting. Please be thinking of addition criteria to add or delete from our working list above and be prepared to fine tune them. Work on the lease must also get back up and running.

The committee voted to meet again on the third Tuesday in January, the 15th, at 7:00 at the learning center. (Our regular meeting night would otherwise be New Years Day).

Meeting adjourned 8:20 p.m.