



Town of Wellfleet
Wellfleet Municipal Affordable Housing Trust
Board of Trustees
Minutes of January 22, 2024

Present: Sharon Rule-Agger, Elaine McIlroy, Kathleen Nagle, Mike DeVasto (joined the meeting at 7:53 PM), Jim Hood, Gary Sorkin, and Harry Sarkis Terkanian.

Absent: None

The meeting was called to order at 7:01 PM by Mr. Terkanian.

1. Announcements from the public. None.
2. Status reports on housing related activities from the trustees. Ms McIlroy announced that the Housing Authority will be losing two members with the retirement of Richard Cioti and the resignation of Sarah Pechukas. She will send around a brief synopsis of Housing Authority duties. She also reported a call from the Wellfleet Elementary School Principal inquiring about housing programs to attract families with school age children as he would like to see the school enrollment increase. Current enrollment is 91 students and he would like to see 100 – 120 students. Mr. Sorkin reported that the Selectboard will hear the Community Preservation Committee (“CPC”) needs list and recommendations on February 6th. Mr. Terkanian has accepted an invitation to speak on housing needs at the meeting.
3. Trust Finances.
 - a. Mr. Sorkin reported donation deposits totaling \$66,926 since October 24, 2023, most as a result of the Fall tax bill insert. There were 103 donors including a \$20,000 repeat donation from the Benjamin and Siema(?) Pullier Foundation. He also reported that the CPC supported the Trust request for \$750,000 in Community Preservation Act funding
 - b. Short Term Rental Tax update. Mr. Terkanian reported no further news but anticipates that the request might be discussed at the February 6th Selectboard meeting. It was suggested that this revenue source could support the Paine Hollow Road project. Mr. Terkanian also noted a concern over the need to disburse existing ARPA funds before year end 2024. Hopefully the Lawrence Road project will be ready for funding before then.
4. “Housing Angel” discussion. Ms. Nagle reported on continuing discussions with a possible donor. Help building Accessory Dwelling Units (“ADU”) is one possibility. She is aware of one owner considering adding an ADU but is facing construction costs estimated at \$125,000 and is working on a firmer cost estimate. The owner is willing to include an affordability restriction on the ADU. There are also some construction challenges with the property. Discussions continue as to whether this is a project of interest to the potential donor. The donor’s goals are the creation of long term housing and to leverage their funds.

5. Support affordable ADUs. Ms. Rule-Agger provided an update. The Trust's ADU program is listed on the CDP's ADU resource web site. Hurdles including construction costs and public health regulations remain. She also reported on a Housing Nantucket covenant program where a homeowner can build an ADU and sell it either as a condo unit or as a subdivided parcel. All units created under this program would be subject to affordability deed restrictions. Mr. Terkanian noted that if the Town were to relax the zoning bylaw to make multi family properties allowed in more areas of the Town this would enable a program like this. The web site is <https://housingnantucket.org>.
6. Approval of 2023 Housing Annual Report. Mr. Terkanian presented the draft report. Proposed edits were discussed and agreed upon. MOTION by Ms. Nagle, seconded by Mr. Sorkin, and unanimously voted by roll call vote (6 – 0) "To authorize the Chair to file the report as modified."
7. 105 West Main Street discussion. Mr. Terkanian reported nothing new on this property. He also expressed a concern that there are currently three significant, expensive projects in the works and is concerned that our "reach may exceed our grasp" and he is therefore not enthusiastic about asking the Town for another million dollars for this project. Mr. Sorkin noted the Selectboard has requested a working meeting with the housing committees and asked whether this has been scheduled.
8. 90 Freeman Ave discussion. Mr. Terkanian noted the recent resignation of the Assistant Town Administrator and asked whether it will be possible to issue the request before effective date of his departure. Ms. Nagle asked whether 90 Freeman could be combined with 112 Freeman Ave. 112 Freeman is a tax title property and therefore town meeting action is required to transfer it to the Trust. Last time the property was looked at there were concerns expressed by a number of Town boards. Mr. Sorkin was concerned that waiting for 112 Freeman would delay the project by at least a year. (Mr. DeVasto joins the meeting.) The Selectboard policy on disposition of Town property requires a long lead time. MOTION by Mr. Sorkin, seconded by Ms. Nagle, and voted by roll call vote (7 – 0) "To authorize the Chair to explore with the Town Administrator the transfer of 112 Freeman Ave. to the Trust."
9. Map 42, Parcel 601 "Landing Strip" discussion. Mr. Terkanian outlined the history associated with this property, specifically the question of access to the property over Seashore property both as to whether the road is valid access and whether the property has frontage on the road. These are long standing issues which have proven intractable in the past. He also discussed whether the property could be swapped with the Seashore for other land. If the access issue is unresolved the property will not appraise for a high enough amount to result in a viable swap. Finally, the issue of whether a private developer could develop housing on property within the Seashore.
10. Next meeting: February 26, 2024 at 7:00 PM virtually. Agenda items to include items still open from this meeting (105 West Main Street, 112 Freeman Ave., Paine Hollow project, the "Landing Strip" parcel and the parcel adjacent to the Adult Community Center, the Nantucket housing covenant program, review of the buydown program, and short term rental tax allocation status).
11. Approval of minutes. Previously noted corrections to the draft minutes have been made. MOTION by Ms. Rule-Agger, seconded by Ms. Nagle, and unanimously voted by roll call vote (7 – 0) "To approve the December 4, 2023 minutes."

12. Adjournment. MOTION by Mr. DeVasto, seconded by Ms. Rule-Agger, and unanimously voted by roll call vote (7 – 0) “To adjourn the meeting.” The meeting was adjourned by the chair at 8:15 PM.

Respectfully submitted

Harry Sarkis Terkanian, Chair

Public documents:

1. Draft Annual Housing Report
2. Draft minutes for December 4, 2023.