



Peaked Hill Pasture RFP Committee

Town of Chilmark

Meeting Minutes

October 18, 2022 – Zoom Meeting ID: 890 8083 3489

Members in attendance: Andy Goldman - Chair, Lindsey Scott, Rich Osness, Fred Khedouri

Not in attendance: Peter Cook

Others in attendance: Alison Kisselgof – Admin, Jessica Roddy, Phil Banta

The meeting was called to order at 1:05 PM.

The draft minutes from the 10/6/22 meeting were reviewed. Andy had a correction – the minutes indicated that the questions sent to town counsel were revised after the meeting with the Select Board. Andy said that town counsel received the original draft. A motion was made to approve the minutes from 10/6/22 with Andy's correction. The motion was seconded and passed by unanimous vote.

Andy said that the town counsel questions were sent to the Town Administrator on 9/22/22 to forward to Ron Rappaport but Ron did not receive them until 10/7/22. Ron subsequently called Andy to let him know that he would be going on vacation shortly after and suggested he attend a meeting with the Peaked Hill Pasture (PHP) RFP Committee when he returns to answer the questions posed. While Ron was away, he asked Michael Goldsmith from his office to work with the PHP RFP Committee. Chuck Hodgkinson and Michael has been in contact with each other. Ron will review the work that Chuck & Michael worked on when he gets back.

The Committee had questions regarding meeting with town counsel. Would this be a meeting open to the public or would it require an executive session? Alison will review Open Meeting Law and share the answers with others.

Andy mentioned that he asked Chuck to prepare a summary for a land surveyor and engineer. There was concern about the current plan and the limit of acreage that could be clarified with their expertise. Fred and Chuck have been in contact to discuss engineering and costs. Fred offered that once site design is established then the costs of infrastructure could be identified. Fred mentioned the cost of the rentals would be more difficult to determine due to the many factors involved including design, type of construction and scale. He felt that bids on the RFP may be the only way to get a final costs but that this would be much further down the road.

Andy said that the total funds from Community Preservation (CP) were still unknown at this time but the amount available in the Molly Flender Affordable Housing Trust Fund was available (approximately \$880,000). Fred felt that there should be enough funds available for infrastructure but this would ultimately depend on answers from town counsel. Andy said it was his understanding that engineering and planning work would not need to put out to bid but needs to verify with town counsel. Andy also suggested that the Town Administrator could be consulted about the need for bidding.

There was a brief discussion about engineers that could be hired to perform the work. Vineyard Land Surveying &

Engineering and Schofield, Barbini & Hoehn were both mentioned as possible options. There was a question about availability. It was agreed that the next step after a meeting with town counsel would be to reach out to these engineers.

Fred brought up amendments to Title V regulations regarding septic systems that were currently being proposed by the Massachusetts Department of Environmental Protection. These changes could potentially affect the PHP project. Fred said that enhanced denitrification was part of the warrant article for PHP but probably not technically required at this time; however, changes to Title V may change requirements.

Andy asked Rich if he has reviewed the town's approval procedures for PHP. Rich answered that he had not, but he had brought up the limits imposed by-law 6.10A2 with the Planning Board. The Planning Board is agreeable to holding a public hearing to discuss a possible amendment to the by-law.

Andy brought up CP allocation from the Affordable Housing Fund. Typical practice is to give 10% to projects in other towns as requested but Andy feels that no funds should be given outside of town until PHP financial needs are assessed. He plans to discuss at the Housing Committee meeting in a couple of days. Andy asked Alison if the Housing Committee has a representative on CP Committee. Alison answered that Bill Rossi is on both Committees.

Andy and Lindsey had tried to set up a meeting with David Vigneault of Dukes County Regional Housing Authority but David declined. David offered instead to attend a joint meeting of the PHP RFP Committee and Housing Committee. Rich suggested writing up questions to send to David. Jessica offered that, in her experience, David prefers to attend public meetings to avoid confusion later about what was discussed.

It was discussed whether the PHP RFP Committee was tasked with the management of PHP once it is built. It was unclear to members where their involvement in the project ended.

The next meeting will be determined once Ron is back from vacation but it is proposed to be at the normal day and time (Tuesday at 1pm) if possible.

Documents:

Draft minutes from 10/6/22 meeting

Pending Items:

- Town Counsel meeting
- David Vigneault meeting
- Engineer Research (Fred)
- Approvals and Permitting Summary (Peter & Rich)
- Discussion with Rob Hanneman regarding green energy for development

With no further business to conduct the meeting adjourned at 1:35 PM.

Respectfully submitted by Alison Kisselgof, board administrator.