

**Draft Chilmark Board of Selectmen May 24, 2011 Meeting Minutes  
Tea Lane Farmhouse Committee Plan**

**Present:** Frank Fenner, Warren Doty, Jonathan Mayhew, Tim Carroll, Dick Smith, Dennis Jason, Pam Goff, Clark Goff, Elise Elliston, Remy Tumin, Lenny Jason Jr. *arrived at 7:45 pm*, Melinda Rabbit *arrived at 8:00 pm*

Chairman Fenner called meeting to order at 7:30 pm in the selectmen's meeting room.

**Harbor Department**

Harbormaster Dennis Jason recommended that Cuttyhunk Marine build a floating dock system to replace Hariph's Creek current dock. The cost estimate is \$24,900.00. The scope of the project is to have 3, 20 foot floats with 4 pilings to hold them with hoop and rollers.

Mr. Fenner recommended that this go to the Conservation Commission for approval. Harbormaster Dennis Jason said that they would be reusing 9 floats and some hardware from the burnt float in Menemsha. Mr. Doty said to seek credits for reused materials. Mr. Fenner asked the Harbormaster to bring back the savings total to the harbor inspection walk through Thursday 8:00am on the 26<sup>th</sup>.

Mr. Doty moved to have the Harbormaster move forward on the plans to repair Hariph's Creek with Conservation Commission approval. Mr. Mayhew seconded the motion.

**SO VOTED: 3 Ayes**

*Prior to the opening of the public hearing for Tea Lane Farmhouse, the selectmen signed expense warrant for accounting software license. Selectmen signed bullet proof vest grants, and signed two Bulkhead leases.*

Chairman Fenner opened the public hearing at 7:38 pm.

Mr. Fenner who is also on the board of the Tea Lane Farmhouse Committee read opening statement and introduced Elise Elliston who drew the designs.

Mr. Fenner went on to explain the changes to the exterior of the farmhouse. 1.) Removal of bathroom bump-out and replace with larger space for bathroom and bedroom. 2.) Removal of narrow dog house dormer and replace with 2/3 width roof shed-dormer for upstairs rooms along back of the house. 3.) Removal old entrance shed and replace with airlock entrance / vestibule with a winter door for code compliance.

There was discussion of cellar and rat slab. The estimate from A.M. Fogarty was reviewed.

Mr. Goff said the renovations are expensive. He is concerned about the lack of respect for the old framing of the house while putting on the dormer. Mrs. Goff expressed the importance of preserving the wide planks on the second floor and the boxed-in timbers as well.

Mr. Fenner said we can't afford to restore this farmhouse. Mrs. Goff said she understood but does not want to see it entirely destroyed by a contractor during gutting.

## **Draft**

Mrs. Goff would like to preserve the wood kitchen floor if possible. Mrs. Elliston spoke of preserving the wood floor as much as possible. Mrs. Goff asked if the 12 over 12 pantry windows could be saved. Mr. Fenner said no, that they will replace all the windows with one type with energy efficient in the house.

Mr. Goff asked how the town plans to bid out this project with all the possible changes to save parts of the building along the way. Mr. Fenner said the next step from here is to work on the designer selection; to produce bid specs, plans and bid documents. Then decide on construction supervision.

Mr. Fenner said that 7-15% of cost is the estimate for architectural fee but that much of the design has already been completed by Mrs. Elliston. There is still \$25,000.00 in the article for architectural fees.

Mr. Doty said that there are many young people that are interested in applying to the town with a farm plan. Mr. Doty then asked how we plan to pay for the farmhouse improvements. Mr. Doty mentioned the West Tisbury plan of borrowing against future CPC funds to secure loan to purchase The Field Gallery. He went on to say this is not necessarily a good idea. Building inspector, Mr. Jason recommended finding out how much it will cost first.

Mrs. Goff asked to be notified when the meeting with the chosen architect is scheduled.

Ellis Elliston said she would like to stay on this project. Mr. Smith said he would like to see Mrs. Elliston stay on this project.

Mr. Fenner closed the public hearing

### Menemsha Updates:

The charred wave wall at the USCG pier is still an issue that the Chilmark selectmen would like to fix. Mr. Carroll has requested quotes and has received from C. White Marine a quote of \$19,000.00 to remove 4 pilings and the charred wave wall. Mr. Doty moved to pursue this, Mr. Mayhew seconded the motion. **SO VOTED: 3 Ayes**

Mr. Carroll said that the town will seek two traffic plates for the end of the Pier Connector. Mr. Fenner recommended the wording to be "Closed. Danger No Public Access During Construction"

Mr. Fenner moved to adjourn. Mr. Mayhew seconded the motion. **SO VOTED: 3 Ayes**  
Meeting adjourned at 9:04 pm.

Draft minutes respectfully submitted by Diana DeBlase