

Chilmark Select Board November 7, 2023 5:00 PM Meeting Minutes

Present: Chairperson Bill Rossi, James Malkin and Marie Larsen. Others: Tim Carroll, Diana DeBlase, Chris Murphy, Keith Fenner, Deb Hancock, Susan Murphy, Police Chief Sean Slavin, Harbormaster Ryan Rossi, Jeffrey Maida, Peter Cook, Vinny Iacono, Wayne Iacono, Deb Zetterberg, Ellen Biskis, Adam Petkus, Mr. O’Gorman, Fall, Adam Sloan, Alicia Knight, News reporter Thomas Humphreys and MVTV videographer Lynn Christoffers

At 5:00 PM Chairperson Rossi called the meeting order in the Select Board meeting room.

Minutes: Draft minutes from Select Board meeting held on 10/17/23 were reviewed. Mr. Malkin moved to approve minutes as written, Ms. Larsen seconded the meeting.

SO VOTED: 3 Ayes

Chilmark Preschool Update on plans: site location access to septic system, water access:

Deb Zetterberg spoke to Select Board about the project. Ms. Zetterberg said the preschool project building committee has chosen an architect Josh Gothard. They met with Rob Hannemann (Chairperson of Energy Committee) after Annual Town Meeting and are working energy efficiency into the building plans. Ms. Zetterberg said the committee members are: Keith Fenner, Alisha Knight, Judy LoRusso, and Sebastian Hyatt. Ms. Zetterberg said 5 different location plans were reviewed by committee. The committee agreed the one originally presented to you in August is the correct location.

Septic system talk: Keith Fenner discussions with Reid Silva (engineer) system can support 150. Mr. Fenner said the population estimated 75 at school now and if add preschool and adults still under 150 limit. Mr. Fenner concluded that we should be able to tie into existing system. Mr. Fenner said we are presenting to you first then will send to the health department.

Chairperson Rossi asked about setbacks. Mr. Petkus said it appears from looking at this plan project will be going to ZBA for setback relief / variants. Helen Benham is the abutter. Ms. Zetterberg said the plan we sent you is preliminary we are still shifting where building will sit.

Mr. Malkin moved to support tying into existing septic. And a Town Meeting Warrant article to approve plan and site. Ms. Larsen seconded the motion. **SO VOTED: 3 Ayes**

Mr. Petkus said this may need referral to M V Commission. It was advised by Mr. Malkin to socialize this plan with MVC get their opinion. The Preschool project is for Under 50 individuals under 3,500 sq. feet.

Chris Murphy- Discussion about Creek Lot:

Mr. Murphy said he knows the lots are under direct control of Select Board so that is why he is here. Mr. Murphy said he is asking to allow Vinny Iacono to share Creek Lot – dock with him. Ms. Larsen asked if there was a wait list for the Creek Lots. Mr. Carroll said when they become available we advertise.

Chris Murphy- Discussion about Creek Lot Continued...

Mr. Murphy said this is not so much becoming available more me sharing the dock with him (Vinny). Then if it looks like it's really going to work, we will come back and talk about it.

Mr. Malkin moved to allow this request. Ms. Larsen seconded the motion. **SO VOTED: 3 Ayes**

Appointments to Community Preservation Committee:

- a. Housing - Allison Cameron Parry
- b. At-Large - Adam Sloan

Mr. Sloan introduced himself to the Select Board and asked if they would consider him for this position. Mr. Malkin moved to approve both appointments to the CPC. Ms. Larsen seconded the motion. **SO VOTED: 3 Ayes**

Tristan Israel arrived. Jessica Roddy also arrived.

Land Court Assent - Squibnocket beach lot:

Mr. Carroll said as part of the changing of the property line; there is a piece that is on the water front that the ocean has eroded but this is in land court. This cannot be changed while in land court so it's been advised to remove from land court as it has already been going on for 4 years. Mr. Carroll supplied document for Select Board to sign. Mr. Malkin moved to sign the document. Ms. Larsen seconded the motion. **SO VOTED: 3 Ayes**

Cable TV temporary license extension – Comcast:

Mr. Malkin moved to approve request for temporary extension. Ms. Larsen seconded the motion. **SO VOTED: 3 Ayes**

Financial Team update:

- Treasurer has submitted all FY2023 cash reconciliations to the Accountant and is working on Q1 FY24. Mr. Carroll said Treasurer will be consolidating our accounts (with Rockland)
- Accountant attended annual state training Thursday, is working on the closing of FY23,

Building Department:

Chilmark Building Commissioner / Zoning officer Adam Petkus presented his proposals to the Select Board with a tiered approach for building application fee schedule.

- Review of costs to provide inspectional services
- Review of potential new and increased budget lines for the Building Department
- Review of current fee structure and fees (square foot)
- Discussion of changing fee structure to six dollars per \$1,000 of value of project
- review of various options ranging from \$4.50 per \$1,000 of value to \$10 per \$1,000 of value
- Potential Scheduling a public hearing on November 28 if in agreement tonight

Building Department Continued...

Mr. Petkus said his ask of Select Board is permit to bring to a public hearing and your support for recommended fee schedule. \$6.50 per 1000sf of building cost. And to include building permit fee waiver.

2 Women and a man all unidentified arrived

Discussion ensued about Emerson College guidelines for Municipal fees. Compensate for providing service not to exceed cost. Chairperson Rossi asked how you determine total building cost. Mr. Petkus gave explanation. And said he is confident he can judge cost of building.

Mr. Malkin moved to approve moving forward with public hearing. Ms. Larsen seconded the motion. **SO VOTED: 3 Ayes**

Select Board along with Tim Carroll determined to hold public hearing on 11/28/23 and advertise public hearing for 6:00 PM at that meeting. Mr. Carroll said if supported these changes could go into effect January 2024.

CCC - Potluck Jam: Request to rescind requirement for insurance since alcohol is not being served: Mr. Malkin said minors consuming alcohol was initial concern. Ellen Biskis said she came on behalf of Alex Karalekas who has been running this "jam". Ms. Biskis said this is the 60th jam (11/25/23) have not heard of an alcohol problem at any of these event. Ms. Larsen asked if Chilmark Police had any reports. Police Chief Slavin said we have not had any problems that we can recall.

Tristan Israel said he understands what you are talking about. Mr. Israel said this is one of the last free community events. There was discussion and members of the audience gave support in leaving it be. Mr. Israel said we can post signage that states no alcohol on premises. Mr. O'Gorman said we can police ourselves.

Mr. Malkin moved that people involved understand concern and manage themselves. Mr. Carroll added and rescind insurance. Ms. Larsen seconded the motion. **SO VOTED: 3 Ayes**

Harbor Advisory Committee (HAC) - requests a new Traffic Study: Possible referral to Planning/Master Plan and MV Commission:

Jeffrey Maida (chairperson of HAC) said our committee felt it would be helpful to do a traffic study prior to changing visual character of Menemsha. Harbormaster Rossi said a driving factor of requesting study is amount of tour vans in Menemsha during the summer. Harbormaster Rossi said we are seeking clarity about restricting vans and where they go in Menemsha.

Mr. Carroll said there is state license involved. Mr. Carroll said big busses not allowed July & August with our agreement. Now there are small busses and Select Board has granted street licenses and permitted them to drive into Menemsha but restricted driving onto west dock. (Not allowed). Mr. Carroll said Legal counsel recommended we hand out agreement that they don't drive, and park in areas that the Select Board designates.

Harbor Advisory Committee (HAC) - requests a new Traffic Study continued...

Mr. Malkin said we can regulate with town bylaw that would be a multi-year process. Ms. Hancock spoke in support of the town having traffic study done and start working on this process for a bylaw. Chairperson Rossi recommended reaching out to the MVC for help with this. Mr. Maida said if the VTA ran more frequently (more than sunset route) we could have tour busses and vans drop passengers off at the Tabor House lot and ride the VTA van into Menemsha.

Mr. Malkin recommended one meeting with multiple board attendees; have Planning Board meet with Select Board and MVC. Chairperson Rossi proposed Dec 5, 2023. Mr. Cook said this topic is on our agenda, in conversation. Mr. Malkin will contact legal counsel (Goldsmith) about documents pertaining to bylaw that can be discussed at the December meeting.

Menemsha Security Camera Ad-Hoc Committee - possible report:

Deb Hancock of the Security Camera Committee gave an update and asked Select Board to consider keeping this committee active. Mr. Maida said in future if Harbormaster decides the three that were reviewed through the committee are not quite enough to have this group establish where they go. Mr. Carroll said these are annual appointments, Select Board can appoint each year so if need to can do so then.

MassHousing Partnership Complete Neighborhoods grant:

Point of Contact for the Town of Chilmark for MV Commission and MHP

Grant Priorities & Goals for the Town of Chilmark:

Complete Neighborhoods – Mr. Cook said MVC requested an auxiliary contact. They asked for Select Board to appoint Jim Feiner with Peter Cook as backup representative. Mr. Carroll made it clear that Feiner and Cook would speak on your (Select Board) behalf to the MVC & MHP.

Mr. Malkin moved to approve, Ms. Larsen seconded the motion. **SO VOTED: 3 Ayes**

Tri-Town Ambulance:

Debt service on building for FY2025 potentially \$800,000 (decreasing over 20 years)

Replacement of Charlie-90 requires another \$125,000. Possible use of Stabilization Funds WT & Chilmark

FY25 budget line placeholder for Chilmark Pay & Classification study:

Mr. Carroll said he has tabled till after their (TTA Committee) meeting.

Schedule Community Preservation Committee joint public hearing November 28, 2023:

Select Board agreed to have 3 public hearings scheduled for their meeting on November 28, 2023 for public input on CPC, Tax Classification and building department fee schedule. Mr. Carroll will advertise and post these hearings.

Pay & Classification Study - update, resignation, funding increase of \$5,000:

Mr. Carroll said we have received a new contract proposal from the Collin's Center for \$30,000.

Mr. Carroll handed out copies of proposal. Mr. Carroll asked Select Board to authorize him to sign the contract and fund \$5,000 from Select Board other purchase services budget line.

Ms. Larsen moved to approve Mr. Carroll to sign contract and to fund \$5,000 from the Select Board other purchase services budget line. Mr. Malkin seconded the motion. **SO VOTED: 3 Ayes**

Select Board 2024 Schedule and meetings in-person or remote and schedule for Budget hearings:

Mr. Carroll discussed dates and times for Select Board and discussion ensued.

- April 16th Select Board meeting within 10 days of override vote Jim Malkin said he would not be attending and to hold without him.
- Ms. Larsen said she may be away for Select Board April 2 meeting, but can meet without her attendance.
- January 16th Select Board Zoom ONLY
Dan Waters arrived at 6:20 PM
- FY25 Budget hearings begin January 22, 2024 start time 4:00 PM – 5:30 PM M-T condense length to get done within 2 weeks
- Remote participation for March Select Board meetings via ZOOM;
Mr. Malkin recommendation to look at hybrid and talk at next meeting about this.

Senior Means - special legislation: Possible cooperation with OB and other island towns on a definition that could help island seniors:

Mr. Carroll said Oak Bluffs town is interested in special legislation. This would be for tax breaks for seniors. The consensus was to look into this. No action was taken at this time.

Stakeholder's reports and group of correspondence:

Mr. Carroll said we received Dilly's notes from the meeting and have gathered additional comments that came into the office after the meeting and wanted them here in the agenda correspondence for you & public.

At 6:28 PM Chairperson Rossi asked for a motion to adjourn. Ms. Larsen moved to adjourn, Mr. Malkin seconded the motion. **SO VOTED: 3 Ayes**

Minutes respectfully submitted by Diana DeBlase.

Approved 11/28/2023

Document List:

- Draft minutes from Select Board meeting held 10/17/23
- Land Court Assent document & Docket No. 23-SBQ-02081-11-001
- Email letter from Adam Sloan expressing interest to be appointed to the CPC as at large member

- Email letter from Allison Cameron Parry expressing interest to be appointed to the CPC as Housing representative
- Barbara Armstrong additions to end of season in Menemsha notes
- Bob Rosenbaum email letter expressing interest to be appointed to the C&CSWC
- Email letter from I. Ziebarth resigning from C&CSWC 10.25.23
- Letter from Chilmark Housing Committee supporting appointment of Ms. Parry to the CPC as their representative.
- Letter from Chilmark Housing Committee supporting representatives from Housing board being appointed to represent Select Board to MVC and MHP - Grant Priorities & Goals for the Town of Chilmark
- Correspondence from administrator for the CPC about date to hold joint meeting with Select Board and when to advertise public hearing
- Draft notes from Menemsha end of season stakeholders meeting 10.25.23
- Letter from chairperson Jeffrey Maida of the Harbor Advisory Committee asking for a traffic study for Menemsha 10.29.2023
- Additional notes from Harbormaster to add to the end of season Menemsha stakeholders meeting 10.26.23 & 10.27.23
- Short-term extension of cable license agreement with Comcast documents
- 13 documents supporting the proposed changes to Building permit fees and process from A Petkus.
- Nextra Energy Services Massachusetts Disclosure Label LLC / electricity facts
- ZBA October 2023 decisions summary report