

Chilmark Select Board February 8, 2023 6:30 PM Meeting Minutes

Present: Select Board- Chairperson Bill Rossi, Warren Doty and Jim Malkin. Others- Ann Wallace, Sean Slavin, Rebekah Thomson, Julie Flanders, Tim Carroll, Diana DeBlase, Deb Hancock, Andy Goldman, Joan Malkin, Deb Zetterberg, Stanly Startzell, Russell Maloney, Peter Cook, Jeffery Maida, Janet Weidner, Elizabeth Hirsch, Deb Hancock, Abigail Rosen, Rich Osnoss, Cathy Thompson, Vineyard Gazette reporter Thomas Humphry

At 6:30 PM Chairperson Rossi called the meeting to order on the Zoom platform.

Minutes:

Draft minutes from Select Board meeting held January 3, 2023 were reviewed. Mr. Doty moved to approve minutes as written. Chairperson Rossi seconded the motion.

SO VOTED: 2 Ayes 1, Abstain (Mr. Malkin was not present at the 1/3/23 meeting).

Police- Chilmark Church Flea Market: Sargent Slavin reported that this has been managed and is no longer needed to be addressed by the Select Board. Chairperson Rossi thanked Sargent Slavin for his management of this.

Harbormaster Ryan Rossi joined meeting

Harbormaster:

Comfort Station procurement of services: Harbormaster explained the process he followed for the repairs and upgrades needed to the Comfort Station prior to the opening season 2023.

Harbormaster Rossi said we have solicited quotes for three separate projects for the Comfort Station in Menemsha. One for carpentry/construction, one for electrical system upgrades, and one for plumbing upgrades. Harbormaster Rossi reported that he provided the Town Accountant with completed "Request for Quotes" forms and we have awarded the projects to the following contractors:

Construction/roof repair: Eventide Construction (Daniel Summers)

Plumbing: C. Kurth and Sons (Ryan Kurth)

Electrical: Power's Electric (Cole Powers)

All contractors have been advised to pull all appropriate permits from the Town before work can begin. Harbormaster Rossi said he spoke to Ms. Shemeth and provided her with a scope of work for CONCOM notification. Harbormaster Rossi said we are shooting for a completion date of April, 15th but realizes this may not be feasible. We have given a hard fast deadline to the contractors of May, 15, 2023. None of the three projects exceed \$50k so we did not put them out for bid, and therefore it is my understanding that no formal contracts will need to be written.

Mr. Carroll congratulated Harbormaster Rossi with completing the procurement training to help with the process of these projects.

Mr. Malkin moved to approve the proposed project as presented by Harbormaster Rossi. Mr. Doty seconded the motion. **SO VOTED: 3 Ayes**

Harbormaster - Comfort Station Continued...

Mr. Carroll noted they would be utilizing MARFA funding for the project at the Comfort Station along with warrant article funds.

Friends of Chilmark Preschool – Updates:

Mr. Malkin recused himself from discussion on this as daughter Jessica is on board of Friends of Chilmark Preschool. The Friends have asked to make wording flexible about having to come back second time for vote at Town Meeting. Mr. Carroll said Town Counsel has not reviewed these changes so we need that considered. Chairperson Rossi said we may not vote on tonight. Mr. Doty said he likes this a lot as a warrant article and gave support. Mr. Doty said with advice from town counsel looks like we could do this. Chairperson Rossi said he did not want to approve till the final format is ready. Some details in language might change. Ms. Thompson asked to read aloud the updates. Mr. Carroll screen-shared the language updates. Mr. Doty moved to approve new version pending town counsel review. Chairperson Rossi seconded the motion. **SO VOTED: 2 Ayes**, Jim Malkin recused himself.

Up Island Regional School District - reopening of the IMA to increase the amount to be funded for the Chilmark School HVAC project: Mr. Malkin said we are willing to meet on this. No further action was taken at this time.

Planning Board Zoning Bylaw - third version of updated pool bylaw amendment for ATM:

Chairperson of the Planning Board Richard Osnoss asked this to be postponed till Planning Board has their meeting. Joan Malkin said thank you as there is a revision she would like to include. Chairperson Osnoss said they will return with revision and thanked Select Board for their time.

Howes House Funding discussion - future meeting with WT Select Board:

Mr. Doty noted that the cost estimate jumped from \$8,000,000 to \$10,000,000 and there is no funding plan submitted they just included the Howes house plan. Chairperson Rossi said they (West Tisbury) asking 1/3 funding but have not had chance to weigh in and not sure this is being handled like we did for the TTA HQ. Mr. Malkin noted our representative Susan Murphy is on the Howes House Planning committee but has no vote. Mr. Doty said he would like to see schematic and how they got to \$10,000,000. Mr. Doty asked who did the figures. No action was taken at this time.

Proposed ban on nip bottles:

Mr. Malkin said he asked for this agenda item, even though we don't sell alcohol in town support giving our endorsement to ban for the other island towns. Chairperson Rossi gave his support. Mr. Malkin moved to send letter to other island towns expressing our support banning nip bottles. Mr. Doty seconded the motion **SO VOTED: 3 Ayes**.

Chairperson Rossi directed Mr. Carroll to write the letter and to send to him for final review before sending.

Energy Committee - request for staff support in budget:

Chairperson Rossi said he would like to support this committee with their request. Mr. Doty said this will be added in our 2024 budget: 5 hours administrative assistant to energy committee. Mr. Malkin moved request and Mr. Doty seconded. **SO VOTED: 3 Ayes**

Shellfish propagation license renewal:

Mr. Doty said this is something we do every year; Shellfish Constable just needs to fill out form and turn in to DMF by deadline.

Molly Flender Affordable Housing Trust Fund - \$150,000 to Peaked Hill Pastures RFP committee

Andy Goldman discussed this and reported support for this by committees (the Housing, MFAHT and the Peaked Hill RFP Committee). Mr. Goldman said Vineyard Land Surveying (VLS) is starting and would get paid prior to ATM, this would pay back the MFHT. Chairperson Rossi said he is on MFAHT and they supported this proposal. Mr. Carroll said the Select Board need to award this to VLS. Mr. Malkin moved to award contract to Vineyard Land Surveying. Mr. Doty seconded the motion. **SO VOTED: 3 Ayes.**

Mr. Carroll noted need for language clarification for warrant to illustrate there would not be additional \$150,000. Mr. Doty said he agreed, only voting a single \$150,000 that would reimburse MFAHT from CPC funds at ATM. Chairperson Rossi supported to keep things in motion moving forward for affordable housing project. Mr. Goldman said he would present explanations at ATM and have town onboard for this project. Mr. Osnoss said VLS may come in under that amount.

Nitrogen - Comments to State:

Mr. Carroll said this is correspondence, and that the Select Board don't need to act on this.

Mr. Carroll said the MVC has been talking room excise tax, that other towns are at 6% Chilmark still 4% consider raising. 2% = about \$100,000 could go to the debt service for the Peaked Hill housing project. Mr. Goldman said a dedicated revenue stream would be desirable for housing project. Ms. Wallace said we will be discussing this at the Housing Committee meeting next week. Ms. Wallace said not all towns are at 6%, and we will return to Select Board with recommendation. Chairperson Rossi said our budget increase is huge this year, but looking at years ahead could get behind that. Deb Hancock said if we do this we maybe pricing out people who have been coming here for years. Mr. Malkin said it is too soon to act on this. We have been going through budget hearings now and we are seeing significant budget increase to next year's budget. Ms. Wallace said Thursday morning at 9:00 AM is Housing meeting.

Mr. Carroll asked for Select Board to vote additional hours to finclerk position (Assistant to Town Treasurer) Mr. Doty moved and specified for starting next week. Mr. Malkin seconded the motion. **SO VOTED: 3 Ayes.**

Mr. Doty asked to discuss the septic system nitrogen loading documents, and asked where we are on these? Mr. Malkin recommended Select Board invite Matt Poole to next meeting to give us an update. Mr. Doty noted that this is very relevant to all buildings with septic systems in town.

At 7:26 PM with no further items for discussion Chairperson Rossi asked for motion to adjourn. Mr. Doty moved to adjourn. Mr. Malkin seconded motion. **SO VOTED: 3 Ayes** *meeting adjourned*

Minutes respectfully submitted by Diana DeBlase.

Approved 04/04/2023

Document list:

- Draft minutes from Select Board meeting held 1/3/23
- Abutter notice RE: 138 State Rd
- Message from Board of Health member Matt Poole RE: DEP receptiveness on nitrogen calculations generated in house. In reference to new Title 5 regulations
- DMF renewal for Municipal Shellfish Propagation permit
- Preschool proposal for Town Meeting Warrant Article to build preschool on the Chilmark School area campus.
- Email from Ms. Zetterberg RE: support of preschool proposal
- Preschool building proposal warrant article draft wording
- Chilmark Church request for a traffic officer during the summer Flea Market days.
- Comcast / Xfinity notice for municipality – emergency / trouble reporting procedures
- Harbormaster's proposal and process for the Comfort Station repairs and upgrades for 2023 season
- ZBA December decisions summary report & ZBA applications for Special Permits January
- Planning Board / Zoning bylaws amendments for ATM & letter about the process from Planning Board
- Message from Friends of Middle Road RE Eversource's proposed poles and process for Middle Road.
- Message from West Tisbury Town Administrator RE response from Chilmark & Aquinnah requested about funding proposal for Howes House renovations
- Memo from Molly Flender Affordable Housing Trust proposing funding plan for the Peaked Hill Pastures RFP Committees contract with VLS Engineering
- Draft warrant article for voters to vote CPA funds for Peaked Hill project
- Energy Committee request for 5 hour a week Administrative Assistant
- Malkin's request to discuss supporting the nip ban
- Superintendent of Schools office memo with notice that UIRSD will reopen the Inter-municipal agreement to manage the process for funding HVAC for the Chilmark School
- Supporting documents for UIRSD West Tisbury maintenance project funding
- Warrant articles from UIRSD and CPA for Chilmark 2023 Annual Town Meeting
- Petition for Town to consider sales of alcohol at ATM

- Shellfish Constable's warrant article for Dredging for 2023 ATM
- Dukes County warrant articles for 2023 ATM
- Harbor Department warrant articles for 2023 ATM