



Peaked Hill Pasture RFP Committee

Town of Chilmark

Meeting Minutes

October 6, 2022 – Zoom Meeting ID: 893 1881 5597

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, Billy Meegan, Kara Shemeth

Andy pointed out an error in the draft minutes from 9/20/22 – the second to last paragraph incorrectly said “by-law 40B” instead of “by-law 6.10A2.” A motion was made to accept the minutes from the 9/20/22 minutes with the correction. The motion was seconded and approved by unanimous vote.

A motion was made to approve the minutes from 5/23/22 to 9/13/22 as presented. The motion was seconded and passed by unanimous vote.

This Committee had submitted a document to the Select Board for review entitled “Report from Peaked Hill Pastures Committee to Select Board.” Select Board discussed the submitted report at their 10/5/22 meeting. Andy reported that the Select Board was pleased and supportive of the plan for this project as set forth.

The Select Board had mentioned that they could answer some of the questions posed and would not need legal to opine. Andy submitted legal questions to the Town Administrator, Tim Carroll, to forward to town counsel. It was unclear at the time of this meeting if the questions had been forwarded to Ron Rappaport’s office.

There was discussion about whether Community Preservation Act (CPA) funds could be used for infrastructure expenses without limiting the area median income (AMI) for the Peaked Hill Pastures (PHP) project. The Middle Line Road development used CPA funds for infrastructure expenses and the AMI of the units was not affected so it is hoped that town counsel will confirm this project could use CPA funds in the same way. If it is found that AMI would be affected by CPA fund usage, a proposal to split the project was made to allow for use of CPA funds but not the limit the AMI of the entire project.

The Committee discussed the next steps after town counsel has answered their questions. Designing the subdivision for the Homesites is the first part of the project that could be done and so the discussion turned to the hiring of an engineer. It is expected there is enough funds in the Molly Flender Affordable Housing Fund to have a site plan created and hire an engineer but the process would be dictated by the amount requested. Fred was asked to research this process and report back to the Committee.

Andy further assigned tasks to other Committee members. He would like Peter & Rich to look into the best procedures for approvals and permitting as outlined in item 4 of document "Peaked Hill Pastures Next Steps October 2022." Andy would like to meet with David Vigneault of the Dukes County Regional Housing Authority (DCRHA) to talk about possible rental management by DCRHA. He asked Lindsey to set up a meeting and join him in talking to David. It was also suggested that David could help with the vetting of Homesite recipients and has some legal knowledge to draw upon.

There was a discussion about the town meeting and what this Committee hoped to accomplish beforehand. The Select Board had expressed their desire for this project to continue moving forward. In order to have a warrant at the spring meeting, this Committee would need to be ready by January or February.

Documents:

Draft Minutes from 5/23/22 to 9/13/22

Draft Minutes from 9/20/22

Report from Peaked Hill Pastures Committee to Select Board

Peaked Hill Pastures Next Steps October 2022

Peaked Hill Pastures Town Counsel Questions revised

Pending Items:

- Town Counsel Reply to Questions
- David Vigneault meeting (Andy & Lindsey)
- 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 1:48 PM.

Respectfully submitted by Alison Kisselgof, board administrator.