

DRAFT Chilmark Select Board February 15, 2022 Meeting Minutes

Remotely present: Select Board: Chairperson James Malkin, Warren Doty and Bill Rossi.
Others: Peter Cook, Cathy Thompson, Ann Wallace, Tim Carroll, Diana DeBlase. Zach Harris
Newspaper reporter. MVTV, Janet Weidner, Richard Osnoss, Hugh Weisman and Pam Goff.

At 5:00 PM Chairperson Malkin called the meeting to order on the Zoom platform.

Minutes:

Draft minutes from 9/1/2021 and 12/28/21 5:00 PM meeting were reviewed.
Mr. Doty moved to approve approved both as written. Mr. Rossi seconded the motion.
SO VOTED: 3 Ayes

Climate Change Coordinator - Liz Durkee MVC Climate Action Plan update:
With MVC not present, chairperson Malkin delayed the agenda item until they are present.

Board of Health memo on Squibnocket pesticide use in violation of law:
Mr. Carroll said the Board of Health is seeking approval to post signage in Squibnocket about not using pesticides. Chairperson Malkin said is our policy and rules would support signage.
Mr. Doty moved to authorize Board of Health go forward and purchase signage and encourage return to notify us where signage will go. Mr. Rossi seconded the motion. **SO VOTED: 3 Ayes**

Planning Board & Select Board Member Doty - Peaked Hill Pastures warrant article & re-designation of land use vote at ATM:
Planning Board Chairperson Richard Osnoss said he would read aloud the updated proposal and then answer questions and have discussion. *(Rich Osnoss read aloud the following)*

Current Concept – Peaked Hill Pastures Housing

The total area to be developed for affordable/community housing will be 6 to 8 acres of the southern part of the overall 16-acre town-owned land. This plan keeps substantial open land for future use by the town.

A Request For Proposal (RFP) will be issued to include the following parameters:

- *10 Rental units (20 bedrooms) on 2-3 acres in a campus concept*
- *2 turnkey ownership units*
- *Design to preserve as much buffer and open space as possible/feasible*
- *Access road to campus from NE corner of area*
- *Green community standards including sustainable and energy efficient construction, nitrogen reduction-enhanced septic design*
- *Multigenerational approach, visitability accommodation.*
- *Applicants from various AMI income levels up to 150%*

Simultaneously the Town will offer:

- *2 U-build ownership homesites to be coordinated with campus concept*

There was discussion about the placement of site on property and that elevation and wetlands designate a usable (Buildable) area. Mr. Osnoss said all 4 ownership lots fit under homesite housing sight bylaw.

Liz Durkee of MVC and Rich Saltzberg joined meeting

Mr. Doty said Scotts Gove (housing development in West Tisbury) rental units seem tight, so would like little more space in our project. Mr. Osnoss said the 16.2 acers includes ballfield and wetlands.

Mr. Osnoss said abutters want to have input along the way. They let the Planning Board know they would like to be part of a committee to review plans once we have some.

Chairperson Malkin said to put off decision about forming a committee at this time.

Mr. Rossi said this will need a 50% majority vote at Annual Town Meeting. Mr. Carroll said the bonding would require a super majority vote at ATM.

Mr. Osnoss spoke about RFP examples from West Tisbury & Edgartown Housing projects and about process. The management of RFP were put under the housing committee or Select Board. Chairperson Malkin said we don't have to decide now but good to think about. Once bonding is considered would strongly recommend the Select Board stay involved. Mr. Rossi said as Select Board we have to remain involved but willing to partner with another group.

Chairperson Malkin noted this project would be for affordable and community housing. Mr. Doty said the recommendation proposed here would be made into a warrant article.

Ann Wallace said 150% AMI is limit now. Mr. Carroll said it is important to have this information for the public of what the limit of income is.

Mr. Cook said as for the acres devoted to housing; we were looking at Reed Silva's site plan that shows area of best drainage (8 acre).

Mr. Doty asked if any select person objects to anything in this outline to please say so now. Chairperson Malkin said his preference would be to have more You-Build than turnkey, but respects work done and won't oppose. Mr. Rossi said we should bring to voters and he supports this as presented.

Mr. Osnoss said thank you, look forward to working with Select Board to get this done.

Climate Change Coordinator - Liz Durkee MV Climate Action Plan update:

MVC Liz Durkee: sorry late had zoom updates issues.

- MVC and 100 local residents working on climate action plan.
- Workshop with staff and members of community. Could Tim Carroll issue invitation that we will have later in the month estimated to take about 1 and ½ hours.

Chairperson Malkin asked what would workshop be about. Ms. Durkee said making lists and 2 goals for each category and then drill down to action. Chairperson Malkin supported this and directed Mr. Carroll to schedule. Ms. Durkee thanked the Select Board and Mr. Carroll.

Selectperson Doty - Ballot question to oppose pilgrim nuclear power station from discharging waste into the ocean:

Mr. Doty said this would be a Ballot Question on our Annual Spring Election Ballot. The wording is not complicated, but do not have exact at this time.

Ballot question continued...

Mr. Doty said Dan Wolf has been very involved with getting Plymouth plant to clean up the radioactive materials. Concern is they might be allowed to release some of the radioactive water from the plant into the Bay.

Mr. Rossi supported adding to our ATM warrant. Mr. Doty moved, Mr. Rossi seconded the motion.

SO VOTED: 3 Ayes

Treasurer appointed - ballot question and warrant article:

Mr. Carroll said this would be on the Warrant for Annual Town Meeting, then be a Ballot Question on Annual Election Ballot to add Treasurer from Elected to appointed position.

Mr. Doty moved to approve this warrant and ballot question. Mr. Rossi seconded the motion.

SO VOTED: 3 Ayes

MV Housing Bank article & ballot question:

Chairperson Malkin said table this as the Housing Bank is coming to Budget hearing tomorrow night.

Golf carts & dump trucks - FY2023 Budget discussion - as necessary:

Mr. Doty started the Budget discussion; Fire station & EMS headquarters project Bonding and payments over next couple of years will be affecting our budget increase from 4% to almost 12%.

Mr. Carroll said the choices of Bonding were discussed with our financial advisor. Mr. Doty said he would like to review that and see what was and will be, so a summary would be helpful. Mr. Carroll said he would be happy to go over that with you personally.

Mr. Rossi said we won't have final numbers in until 22nd of February.

Mr. Carroll said plan is to borrow 9 and 1/2 million this year and 4 million dollars the following. Mr. Carroll said we might need a Special Town Meeting for more funding but it's up in the air until Feb. 22, when we have numbers. Mr. Rossi said we (Select Board) should be prepared to set meeting for the February 24th hear from Building committee and results from bids.

Mr. Carroll reported on the review of budget increase requests with Highway and (Fincom liaison for Highway department) Bruce Golden. Discussion ensued. Chairperson Malkin said we should not be making decisions about this considering benefits but what work that needs to be done.

Mr. Carroll said Employee tested positive for COVID had to go home. Mr. Carroll asked what our process is; is it normal sick time, or blanket waiver. Mr. Rossi said it is a forced time off. Mr. Carroll said we could track and see if we can get CARES Act funds. Mr. Doty recommended have waiver if need to be out due to quarantine, and don't dock sick time.

Mr. Doty moved to not debit sick time due to state mandated quarantine until mandate lifted. Mr. Rossi seconded the motion. **SO VOTED: 3 Ayes**

Mr. Carroll said he is spending from the \$6,000 IT line the amount of \$3,000 for front desk stipend for IT support. Chairperson Malkin approved.

At 5:53 PM with no further items for discussion Mr. Rossi moved to adjourn. **SO VOTED: 3 Ayes**

Draft minutes respectfully submitted by Diana DeBlase.

Document list:

- Draft minutes from 9/1/2021, 12/28/2021 & joint meeting minutes with Board of Health from 1/5/2022
- Letter from Board of Health requesting to post signage at Squibnocket banning pesticides
- Division of Marine Fisheries notice requesting levels of training for Shellfish department
- Nextra Energy Services disclosure label notice to Chilmark.