

Draft Chilmark Select Board July 25 2023 5:00 PM Meeting Minutes

Present in person at Chilmark Town Hall: Chairperson Bill Rossi, James Malkin and Marie Larsen. Others: Tim Carroll, Diana DeBlase, Jonah Maidoff, Woman, Deb Hancock, Laura Silber, Stephen Kass, Gary Mottau, Mrs. Mottau, Allison C Parry, Sarah Smith, D. Barnes, Thomas Humphreys, MVTV agent Christoffers,

Minutes:

Joint meeting of Select Board and FinCom from July 14, 2023 were reviewed. Mr. Malkin moved to approve as written. Ms. Larsen seconded the motion. **SO VOTED: 3 Ayes**

CCMVHB - Jonah Maidoff:

Jonah Maidoff a Chilmark member of the Committee to Create Martha's Vineyard Housing Bank. Mr. Maidoff said the work is proceeding, we have bills at the State House right now that are being discussed this week. We ask that everyone especially Select Board would send in support documentation for the bills.

Mr. Malkin moved to authorize Tim Carroll send requested support on the Select Board's behalf. Ms. Larsen seconded the motion. **SO VOTED: 3 Ayes**

Housing Committee - request to increase Rooms Excise to max at 6% and funding \$200,000 each year (expected income increase) to the Molly Flender Affordable Housing Trust Fund from the town budget:

Allison Cameron Parry of the Chilmark Housing Committee asked for rental tax to be raised from 4% to 6%. Ms. Cameron Parry said this has shown no detrimental figures to rentals in towns that are at 6%. Would bring Chilmark up to other town % charged giving a unity to support the Housing Bank as well. Intended for conversation to potentially be an article for this fall Special Town Meeting. Chairperson Rossi suggested public hearings and then be an article on the Annual Town Meeting.

Deb Hancock said this will be changing type of people who are renting. Don't think 6% should be designated only to Housing. Need to be a town vote. Chairperson Rossi agreed should go to town voters.

MVC Governor's Roundtable memo:

Laura Silber of MV Commission spoke about the Governor's Roundtable. Ms. Silber said important to have representation for ongoing housing roundtables with Governor Healy. Ms. Silber asked for Chilmark to designate 3 people. Mr. Malkin said three Select Board members and one of us will go.

Ms. Silber talked about Seasonal Communities. Designation could provide higher AMI for workforce housing. James Malkin said he would attend the Cape Cod Commission One Cape Summit at Ms. Silber's recommendation.

Ms. Silber spoke about the Mass Housing Partnership – Neighborhoods initiative. Ms. Silber described process; Vineyard apply as a region and \$100,000 cap would be removed. Each town gets its own support, but then looked at regionally.

Mass Housing Partnership – Neighborhoods initiative:

Ms. Silber said the MVC will be coming to housing committees and Town Administrators to apply in the fall. Mr. Carroll said we will put this on agenda for August 1, and we can vote then after we digest this program information. Hope to have an all Island virtual presentation.

Fire Department updates:

Chairperson Rossi said he is really happy for Fire Department to be moved in. Chairperson Rossi said nice to have the monthly reports. Mr. Malkin asked if there would be any new potential change in use of North Rd Station. Mr. Carroll said Spring Point donated the fire truck and it will remain fire station with 1 truck one tanker.

Resignation Russel Maloney Zoning Board of Appeals & Conservation Commission:

Chairperson Rossi said he is sorry to get this, but thank you to Russel for his very valued professional service to Chilmark. Mr. Malkin said Russel always had understanding of the regulations to apply to the issues that came to the Zoning Board of Appeals and the Conservation Commission. Mr. Maloney will be missed.

Appointments:

Mr. Carroll read aloud from the agenda posting the appointments that are before the Select Board today.

- Fincom (Finance Committee) Recommendations:
 1. Molly Flender Affordable Housing Trust - Vicki Divoll
 2. Capital Plan Committee - Bruce Golden & Eric Glasgow
- Molly Flender Affordable Housing Trust - At Large member request by Jessica Roddy (former Housing Committee rep)
- Allison Cameron Parry - Reappointment to Beach Committee, Housing Committee, and Appointment to MFAHT (new)

Chairperson Rossi said he would like to confirm about the MFAHT members who would like to continue to serve and table appointment till then.

Mr. Malkin Moved appoint the FinCom list and Allison Cameron Parry to Beach & Housing Committee. Ms. Larsen seconded the motion. **SO VOTED: 3 Ayes**

- Conservation Commission - INTERVIEW of applicants
 1. Two Conservation Commission Members
 2. Two Associate Members (if current associates are promoted)

Chairperson Rossi said his policy has been to push associates forward to openings. Mr. Malkin said he has read letters submitted by Kass, Mottau and Rabe. Mr. Malkin said his concern is knowledge of regulations, Commission is continually facing legalities. Mr. Malkin said Mr. Kass's experience in the field is impressive.

Chairperson Rossi asked applicants to ready for interviews:

- Jane Robbie attorney was litigator. Interested there is a training in Oct I would take. Volunteer at Polly Hill take kids K-4th. Ms. Rabe has served 1 month as Conservation Commission associate member.
- Gary Mottau landscape architect master, runs own business. 50 years ago with Jim Spaulding fixing roads in Ables hill. Country rural and value trees. Understand soil structures. Climate Committee member.
- Stephen Kass have had house here for 40 years. BR/ impressive background in these issues. Never been to meeting I have read the regulations and would look at procedures and recommend adjustments if recommended.

Chairperson Rossi said you all have incredible amount of expertise. Thank you all for willingness to serve on the Conservation Commission.

Mr. Malkin moved this opportunity to bring new people in. As Mr. Mottau and Mr. Kass as full members and Jane Rabe as associate member. Ms. Rabe accepted the position of associate member. Ms. Larsen seconded the motion. **SO VOTED: 3 Ayes**

Zoning Board of Appeals - Member/Alternate:

Chairperson Rossi said spoke to both the 2 alternates Fred (Khedouri) & Joe (Chapman). Chairperson Rossi supported whoever has been on the longest would move forward. Mr. Carroll said we advertised and received no outside interest. Ms. Larsen moved to appoint Joe Chapman a full member to ZBA. Mr. Malkin seconded the motion. **SO VOTED: 3 Ayes.**

Mr. Carroll said we will need to advertise for an alternate/ associate member.

Finance Team - Treasurer & Accountant:

- Training Accountant - software, Consultant, mentors
- Training Treasurer - UMASS, Consultant & office operations survey
- FY close
 1. cash reconciliation

Town Administrator Tim Carroll gave an overview of the training and audit planned for the department. Both Accountant Smith and Treasurer Barnes gave supplemental information of their plan. *There was a conference call at this time with consultant Sarah Hunter.* Mr. Malkin stressed importance of getting free cash certified. Ms. Hunter gave a brief description of what her services will be concentrating on and when a report will be submitted for review process. Select Board members thanked the Finance team for their proactive efforts and hard work.

Chilmark School HVAC- Update:

Chairperson Rossi said this project completion contractually is mid-February, but expect sooner. Billy Dillon the clerk of works already catching items to correct. There was discussion about completion of the Inter-municipal agreement with towns and the UIRSD for the borrowing.

Landfill Solar Array - encouraging warranty replacement of inverters (year 9 of 10):

No action was taken on this item.

Support letter -Bridges to Cape Cod:

Ms. Larsen moved to have Town Administrator draft letter of support to improve the bridges (make safe to drive on). Mr. Malkin said he would prefer 1 bridge but seconded the motion

SO VOTED: 3 Ayes

Town Administrator:

Mr. Carroll said regarding the Pre-School RFP-outline. He did draft RFP with Janet Weidner and Linda Coutinho. Mr. Carroll said this process is helping bring up procedural issues that the board will need to vote. Chairperson Rossi and Mr. Malkin said this is not on the agenda and recommended putting on the agenda of next week meeting.

Beetlebung Farm - Temporary use of up to 4 car parking spaces at CTH parking Lot 399 Middle Road (NW Corner):

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

Mr. Malkin asked to discuss an item. Chairperson Rossi allowed this and asked Mr. Malkin to speak.

Mr. Malkin said he had update about the town center bathroom. Mr. Malkin said after meeting with Chair of Library Trustees and Linda Coutinho of CTAC. During the school year bathrooms in town center will be available as follows:

- Library Tues/Thurs until 5 Wed until 6
- CCC - lock except bathroom - Monday – Friday and auto time lock at 6:00 PM
- Town Hall when open

Ms. Larsen said this is a temporary fix and will need more work. Mr. Carroll asked why not time locks on at CCC and Library all the time to allow access to public restrooms.

At 6:44 PM Chairperson Rossi moved to adjourned. Ms. Larsen seconded the motion.

SO VOTED: 3 Ayes

Draft minutes respectfully submitted by Diana DeBlase.

Document List:

- Laura Silber of the MVC distributed
- Summary of the Housing Roundtable that Governor Healey held on MV 6/22/23
- Complete Neighborhoods Initiative PowerPoint stack a Mass Housing Partnership collaborative with MA Healthy Aging 03/24/22
- [draft_joint_meeting_select_board_fincom_minutes_07142023.pdf](#)
- [ccmvhb_letter_to_legislation_maidoff.pdf](#)
- [memo_to_sb_from_chc_re_excise_increase_070332023.pdf](#)
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