

Chilmark Board of Selectmen January 21, 2020 Meeting Minutes

Present: Chairman Warren Doty, Bill Rossi and James Malkin. Others: Tim Carroll, Police Chief Jonathan Klarén, Fire Chief Jeremy Bradshaw, Gary Robinson, Rich Osness, Ann Wallace, Peter Cook, Clark Goff, Hilary Dryer. News reporter: Will Sennott and MVTV Videographer: Lynn Christoffers.

At 5:01 PM Chairman Doty called the meeting to order in the Selectmen's meeting room.

Minutes:

Draft minutes from Selectmen's January 7, 2020 meeting were reviewed. Mr. Malkin moved to approve the minutes as written. Chairman Doty seconded the motion. **SO VOTED: 2 Ayes, 1 Abstain**
Bill Rossi was not present at the 1/7/2020 meeting.

Planning Board - Peaked Hill Pastures:

Planning Board Chairman Rich Osness said the Planning Board Subcommittee members: Janet Weidner, Peter Cook and Ann Wallace are the members who have been working on the Peaked Hill Pastures report. Peter Cook said we have reviewed past efforts of housing and our assistant Ms. Christy pulled together the history of the Peaked Hill Pasture property. Mr. Cook reported that they also have financials from the Scotts Grove (West Tisbury) Affordable Housing development. Mr. Cook said we are at a crossroads with the sense of urgency to move forward. Mr. Cook reported that the MVC (Chris Seidel) has provided watershed mapping of the location with suitable well sites etc.. Mr. Cook asked if we now go the route of hiring a plan consultant or do we streamline the process and move forward with what we have.

Mr. Cook referred to the large scale map of the area with some of the data. Mr. Cook discussed that approximately 4 acres similar to what Scott's Grove be overlaid onto this plan. Mr. Cook also spoke of weather we move forward faster with having this go to a project planner. Mr. Rossi said the location you have indicated for housing is ideal for this parcel and recommended to get this to a planner to create a development of mixed-use units some rental, some ownership (recipients build their own). Mr. Rossi said he supports a plan that has less responsibility of upkeep to the town. Chairman Doty said the Scott's Grove project has a private developer and is managed through the Island Housing Trust & Dukes County Regional Housing Authority. Mr. Rossi said that model is worth looking into. Mr. Malkin supported rental and ownership sites. There was discussion of wells that are already on the site in addition to the electricity having been upgraded recently.

Mr. Cook asked at what point the Planning Board hands this over to the Selectmen to proceed. Chairman Doty said the Board would hire an operation project manager. There was a recommendation of 6 to 9 rental units and 2 housing units, or possibly 4 housing units. Mr. Osness said Ms. Flynn of the MVC said there was about \$5,000.00 available to put to a plan. Mr. Rossi discussed Chilmark raising its AMI to 200%. Mr. Rossi asked if handing over the project to a developer limits our qualified renters because of income restrictions. Ms. Wallace said she believes you are limited (to 80% AMI) if you use State funds.

Mr. Malkin said he was ready to move this forward and moved to go the MV Commission to get help with a planner to assist us in Peaked Hill Pastures committee in a 6-9 rental unit like the Scott's Grove project in West Tisbury and 2 - 3 sites like Nab's Corner project of home ownership. Mr. Rossi seconded the motion. Chairman Doty asked for comments from the Planning Board Subcommittee on this motion. Ms. Wallace said that would be very helpful. Mr. Carroll recommended that this motion empowers the Planning Board Subcommittee to do this.
SO VOTED: 3 Ayes

Mr. Cook added that this should be a project that is as Green (environmentally and energy wise) as we can make it.

The Martha's Vineyard Film Festival (TMVFF):

Hilary Dryer of TMVFF was present to discuss this item. Ms. Dryer said this is the 20th year of the MV Film Festival in Chilmark. Ms. Dryer said the structure of the event will be the same as they had for last year: events for public from Thursday through Sunday but with additional days prior and after to do the setup and cleanup. This event will entail film screening, live music with combination of storytelling and to celebrate spring. Ms. Dryer said she is actually heading to Sundance to scout some films. Ms. Dryer said she visited with the Chilmark Police today to confirm the parking plan and to see if there were improvements needed. Ms. Dryer also addressed the Chilmark Library parking concerns.

Chief Klarén said all is good and that we (TMVFF & CPD) are on the same page as to how things will be managed. Fire Chief Bradshaw said he would like to confirm the heating arrangement and be clear on any potential safety issues for the public. Ms. Dryer said she is working with Rymes for the heating units. Chief Bradshaw confirmed he will inspect the site prior to public access to ensure the site is safe.

Mr. Malkin moved to approve the application from the Martha's Vineyard Film Festival use of the Chilmark Community Center. Mr. Rossi seconded the motion. **SO VOTED: 3 Ayes**

Chairman Doty asked for any information about the future of the MVFF in Chilmark or if they have a contract to move their location elsewhere. Ms. Dryer said there is no contract; the MV Ag Society contract for land in West Tisbury did not go through. Ms. Dryer said the MVFF is still actively looking. The MVFF is very grateful to hold the Festival at the Chilmark Community Center. Chairman Doty said we love having the Festival in Chilmark we would just like to know if that changes.

Martha's Vineyard Commission - Joint Transportation Committee:

Chairman Doty said Chilmark had a wonderful representative in Dan Greenbaum on the transportation committee but he passed away and we need to have a representative who will be involved and attend the meetings. Chairman Doty said he is appealing to Chilmark residents to come forward to fill this position. The Joint Transportation Committee meets once a month and at this time the up island towns are under-represented. Mr. Carroll asked to be directed to write a memo to the Chilmark Planning Board to ask if they would recommend a member of the board to be this representative we are seeking. Chairman Doty approved Mr. Carroll sending the memo but also said if there is someone who would like to represent Chilmark on the Joint Transportation Committee to please contact the Selectmen's office.

Animal Control Officers:

Mr. Carroll said the State is asking that we update the forms stating our designees and contact information. Mr. Malkin moved to confirm that Chris Murphy is our Animal Control Officer and Allen Healy is the Assistant or covering ACO when Mr. Murphy is unavailable. Mr. Rossi seconded the motion. **SO VOTED: 3 Ayes**

Warrant for Presidential Preference Primary:

Chairman Doty said we have the warrant from the State for the Presidential Preference Primary to be held March 3, 2020. Mr. Malkin moved to sign this warrant. Mr. Rossi seconded the motion. **SO VOTED: 3 Ayes**
Selectmen signed the warrant

Harbor Department:

Chairman Doty said we have recognition of the Harbor. Mr. Malkin explained that Marinas.com is an organization started in 1996 and they give awards to different marinas. Menemsha Harbor has been awarded the boaters choice award. This year they created a new rank called the Elite Fleet award. Mr. Malkin said he is delighted Menemsha was granted this Elite Fleet award. Mr. Malkin commended the Harbormaster and his staff for achieving this recognition.

Fire Chief - Water Source Report:

Chief Bradshaw presented the extensive report on the water sources in Chilmark. Chief Bradshaw said Assistant Chief Gary Robinson played a big part in bringing this report together. Chief Bradshaw said the natural water sources throughout town make it so we don't have to have water tanks all over. Chief Bradshaw said he would like to have a tank placed in the Quansoo area to aid in fire suppression especially brush fires. Chief Bradshaw said he will also approach the Squibnocket Association to put a tank there as well.

Gary Robinson said the analysis done was pretty thorough and we found that the North Shore by the Brick Yard and over to Seven Gates the access is not good for the firefighting; vehicles can't access the water source. Mr. Robinson said a 3000 gallon tank is needed in this area. Mr. Robinson gave a report of the possible locations. Chairman Doty said we have a warrant article for a single tank. Chief Bradshaw said the 4 corners in Quansoo is where he would like to have this. Chairman Doty recommended a plan and cost estimate for access and landscaping to all 6 water source locations. Chief Bradshaw will reach out to landowners to gain permission to install the water sources. Mr. Rossi said having this report is a great asset. Mr. Carroll asked if the Chief could have an estimate in a week to bring to the FY21 budget hearing scheduled for the Fire Department to present as a warrant article for Annual Town Meeting.

Chief Bradshaw reported he is almost finished with his classes (Fire Chief training) and graduation will be next week. Chief Bradshaw said the next item he will be working on with the department is a full inventory of equipment and supplies.

Green Communities - Update:

Mr. Carroll said Chilmark is a week to two weeks away from being designated a Green Community. Mr. Carroll reported we are looking at a grant for about \$125,000.00. Mr. Carroll said he hoped that the Chilmark Energy Committee would follow through with the application to receive the \$125,000.00 grant. Mr. Carroll said Chairman of the Energy Committee Rob Hannemann is earmarking the grant funds for the Chilmark School HVAC costs and would like the Selectmen's endorsement for that application.

Chilmark School HVAC - Update:

Mr. Malkin who is on the HVAC / School working group reported that the three applications for the engineering design were reviewed. Based on recommendations and works achieved by the engineering companies the committee would like to recommend TE2. Mr. Carroll said he has started his follow-through on review of the time table needed for this project to confirm the company can deliver prior to awarding the project. Mr. Malkin recommended that if the TE2 can't commit to April 1, 2020 deadline then we will go with the second runner-up company bid we reviewed. Chairman Doty said the process will be Chilmark will recommend an engineering consultant to the School Committee and the School Committee will hire them. Mr. Carroll confirmed this to be the plan.

Public Safety Building Committee - Update:

Mr. Rossi reported that the committee is having great progress and that the architects are coming up with some very interesting solutions to the designs. Mr. Rossi said we should have something in two weeks' time. Chief Bradshaw confirmed there are some very exciting proposals. Mr. Rossi said the OPM and Architects are working very well together on this project.

Mass DOT - Chilmark Fall Paving project report:

Mr. Carroll said in November and December we paved and paid for the paving products. The town is now filing the paperwork with the DOT for reimbursement. Mr. Carroll said the letter in the agenda packet from the State says they are adding additional money to the chapter 90 funds.

Paving Project Continued...

This increased our reimbursement amount up to \$71,000.00 (up \$6,400.00). Chairman Doty asked for the next Selectmen's meeting to have a report on what we have accomplished and what we still will accomplish for paving town roads.

Police Department - Mutual Aid Agreement:

Mr. Malkin reported having correspondence with town counsel on the wording of the contract and moved to sign the Police Mutual Aid Agreement. Mr. Rossi seconded the motion. **SO VOTED: 3 Ayes**

Police Chief Klarén said the item that legal pointed out was the same that the Police Chiefs discussed and he said he did not have concerns about the item.

Chief Klarén said the department is working on their staff certifications. Chief Klaren said in the next few weeks we will hold a peer review. Chief Klaren explained for certification the State sends an inspector to review and if successful they will award our certifications.

Human Resources Board (HRB) :

Chairman Doty said the Selectmen have received a request from Irene Ziebarth to be appointed to the Chilmark Human Resources Board. Mr. Rossi said he has spoken with Ms. Ziebarth over the telephone. Mr. Rossi said Mr. Malkin has given him information about her background and what she brings to the board if appointed. Mr. Rossi said she sounds like a good choice as a member for the HRB.

Mr. Malkin said Ms. Ziebarth came to the last HRB meeting to introduce herself. Mr. Malkin moved to appoint Irene Ziebarth to the Chilmark Human Resources Board. Mr. Rossi seconded the motion. **SO VOTED: 3 Ayes**

Menemsha Basin Road - Sidewalk Update:

Chairman Doty said we have had a lot of back and forth with Deb Hancock who has been working very hard at moving the sidewalk project forward. Mr. Carroll said there has been no change since last week in the progress to report at this time. Mr. Carroll said we are waiting for a signature on the easement and that is all we need to move forward and complete this part of the project and then we can move to construction.

Chilmark Community Center (CCC) - Generator & HVAC Update:

Generator - Mr. Carroll said the CCC generator was replaced in December 2019 with a temporary diesel generator. Mr. Carroll said this would be hooked up hardwired instead of being plugged in. Mr. Carroll reported that it was delivered defective; that one of the three lugs to connect power was not working and it took an additional two weeks to be fixed. Mr. Carroll said as of last week Powers Electric had it connected to the building and tested it and it was producing power. Mr. Carroll said the Chilmark Shelter is now up and running again if needed. Chairman Doty pointed out that that allows for the well pump to function for the bathrooms at the CCC and Library in a power outage situation.

Mr. Carroll said we are still waiting to hear from FEMA about our grant to purchase a permanent generator that will have solar battery backups for the CCC. Mr. Carroll explained the grant process and the concept that other communities are also looking at now. Mr. Carroll said that FEMA will make the grant awards between January and March of this year.

Chilmark Community Center HVAC project - Mr. Carroll said the CCC Advisory Committee met last week and reviewed the HVAC engineering plans from RISE Engineering. Mr. Carroll said the Committee was concerned with the extensive duct work and complications for the ERV that were being put in the stage (theater) area in the Center. The Committee recommended doing the project in two phases; all the mini splits up top first. Then come back and put in the ERVs. Mr. Carroll said during this discussion the Summer Program representatives said that the kitchen unit was not necessary just the big room and the front room.

CCC - HVAC Continued...

Mr. Carroll said the Committee then moved the mini splits for the rest of the building as recommended by the Summer Program to the second phase. Mr. Carroll said we have sent our recommendations to the engineer to have them design the two phases of the HVAC project.

Chairman Doty moved to authorize phase one and for Mr. Carroll to move forward with this tomorrow. Mr. Rossi seconded the motion. **SO VOTED: 3 Ayes**

MMA:

Chairman Doty said the Mass Municipal Association is having their meeting this Friday and Saturday. Mr. Carroll asked if the Selectmen would like to vote on any of the items for the meetings. Mr. Carroll said a number of the classes they offer are giving us credit off our insurance premium costs. Mr. Carroll will be attending the MMA this weekend.

MIIA:

Mr. Carroll said the departments should log their training for insurance credits. Mr. Carroll will also attend the annual meeting of MIIA pooled insurance group.

FY21 Budget Hearings:

Chairman Doty reminded everyone that the budget hearings begin tomorrow night 01/22/2020 at 7:00 PM. The complete schedule is available on the Chilmark Web site and at the town hall and has been sent out to all departments.

Mr. Carroll said as part of our insurance we had a review of all the policies with our representative at MIIA and discovered a bunch of gaps that need to be dealt with. We will be scheduling the entire inventory at the Tri Town Ambulance the stretchers etc. and also the Fire Department and Police department will complete inventory to be added to our insured list. Mr. Carroll said we will also have training for supervisors about sexual harassment. The next training will be for the staff and volunteer and come summer we will hold a seasonal employee training.

At 6:20 PM with no further items for discussion Mr. Rossi moved to adjourn. Mr. Malkin seconded the motion. **SO VOTED: 3 Ayes**

Minutes respectfully submitted by Diana DeBlase.

Approved 02/18/2020

Document list:

- Draft minutes form Selectmen's 1/7/2020 meeting
- The MV Film Festival proposal for 20th Film Festival at the Community Center
- Documents and maps of Peaked Hill Pastures property
- Request from DOT to appoint a member to the Joint Transportation Committee
- MDAR form to update Chilmark's contacts and practices for Animal Control Officer and Assistant ACO
- Presidential Preference Primary warrant
- Fire Department's Chilmark water sources report
- Mass DOT paving project Chapter 90 funding increase notice
- MMA Annual conference notice
- MIIA insurance credits for courses
- FY21 Budget Hearing schedule
- MIIA cyber security training sheet
- List of delinquent tax payers
- Vineyard Land Surveying abutters notice about 22 Tilton Cove Way
- Pilgrim Power report
- Cape Light Compact Energy Efficiency Report