

Chilmark Board of Selectmen February 2, 2021 Meeting Minutes

Remote participants: Chairman Bill Rossi, James Malkin and Warren Doty. Others: Tim Carroll, Diana DeBlase, Tucker Drummond, Sarah Kuh, Margaret Maida, Clarissa Allen, Cathy Thompson, Jennifer of Menemsha Inn, Clark Goff, Dianne Smith, Kara Shemeth, Alison Kisselgof, Kevin & Liz Oliver, Peter Cook, Jen Jamgogian Wlodyka, Judith Flanders, Virginia Morris, Everett Poole, Martina Mastromonaco, Rich Saltzberg, Ann Wallace, Barbara Armstrong, Karyn Robertson, Maia Coleman, Irene Ziebarth, Bruce Golden, Police Chief Jonathan Klaren, Len Butler, Sarah Nixon, Beetlebung Farm Amy Weinberg, Doug West, Krishana Collins, Susan Murphy, Wendy Weldon, Alison Camron Parry and Sergio Modigliani.

At 5:00 PM Chairman Rossi called the meeting to order.

Minutes:

Draft minutes from Selectmen's 12/15/2020 meeting were reviewed. Mr. Doty moved to approve minutes. Mr. Malkin seconded the motion. **SO VOTED: 3 Ayes**

Draft minutes from Selectmen's 1/19/21 meeting were reviewed. Mr. Doty moved to approve minutes with corrections. Mr. Malkin seconded the motion. **SO VOTED: 3 Ayes**

Beach Committee - Increase on beach passes +17% to 150%:

Beach Superintendent Martina Mastromonaco said at their meeting the Beach Committee supported across board increases to all items by \$15.00. Ms. Mastromonaco said it was an oversight that the Inns were not included during our discussion but thought we should increase them too.

Margaret Maida of the Beach Committee said our expenses are going up thought should increase fees to help balance costs. Ms. Maida said if increase for 1 pass, increase should be for all.

Chairman Rossi and Mr. Malkin both recommended to leave Inn out at this time as they were not part of the Beach Committee's agenda item recommendation.

Mr. Malkin said he moves to support the submitted Beach Committee recommendation and to hold a public hearing to hear public comment on these recommendations. Mr. Doty seconded the motion.

SO VOTED: 3 Ayes

Beetlebung Farm - New Barn Memorandum of Understanding:

Mr. Malkin reported he and town counsel and Amy Weinberg talked about congestion and traffic in that area and have a draft MOU. Mr. Malkin said we support their (Beetlebung Farm) efforts but had concerns with retail operations vs farm stand. Krishanna Collins said this will operate on a year-round basis. Ms. Collins (who manages the Tea Lane Farm) said she finds that the Chilmark community enjoys the planting, harvesting environment. The General Contractor Len Butler said all materials of barn will be rebuilt the way you see it (referring to site plan that was screen shared on zoom) but without the copula. Chairman Rossi said thank you for taking the time to review your plans with us. Amy Weinberg said she is open to talk with Town and is available to work together.

Mr. Doty said this is a really large building at 30 feet tall, why not 18 feet tall? Mr. Doty said this is a really big building for this area and seems too big for that spot. Mr. Doty said he was told this is an agriculture operation and you have the right to do it. Ms. Collins said we are trying to make it a sustainable farm. There is a real need for fresh food in the winter in Chilmark. Ms. Collins said they are open to letting the community use the building. Mr. Doty said we set a 24 feet height limit in our zoning

bylaws years ago and for roadside 18 foot limit. Mr. Doty stressed this is way bigger than we would ever allow for residential building. Ms. Weinberg said this is going to be a working year-round farm. Mr. Butler said at the Chilmark Site Review Committee meeting the project was originally presented at 34 foot height. Mr. Butler said we did shorten height and Site Review Committee accepted project at 30 foot height. Mr. Butler also pointed out that this has a 72 foot setback from the roadside.

Mr. Malkin moved to approved and accept this Memorandum of Understanding. Chairman Rossi seconded the motion. Mr. Doty said he can't support this barn size. **SO VOTED: 2 Ayes, 1 Nay**

MV Cultural Council - Appointment of Wendy Weldon:

Wendy Weldon said she has been on the MV Cultural Council for 3 years and needs to be reappointed. Ms. Weldon explained that their chairman resigned during the grant review process and to move the grants forward she is requesting to be reappointed.

Mr. Malkin moved to appoint Wendy Weldon to another term on the MV Cultural Council. Mr. Doty seconded the motion. **SO VOTED: 3 Ayes**

Menemsha Market - Discussion with Deb Packer for this summer season:

Mr. Doty said he communicated with Deb and she said she is unable to make a commitment or plan at this time. Mr. Doty said we would like to see Menemsha Market running again. Ms. Maida said can the town do any legal movement to get this going? Mr. Doty said we don't want to do more than support. Chairman Rossi said we hope to get some cooperation and we will continue.

MV Housing Bank update – Selectmen Doty:

Mr. Doty reported that he has attended 2 meetings. Mr. Doty said this is an informal group to bring back a housing bank proposal for Martha's Vineyard. Mr. Doty said this time it's quite different. There is a coalition of 6 to 7 towns (Boston is one of them). There will be Legislation sponsored by Dylan Fernandez. Mr. Doty talked a bit about the exemption of a certain amount of house sale; for instance would not apply for anything under \$1,000,000.00. Mr. Doty said it is a few years away yet, but wanted to keep you up to date.

Board Administrator - Appointment Recommendations and introduction to Selectmen for questions: Chairman Rossi introduced both Ms. Shemeth and Ms. Kisselgoff and spoke of the process and that 6 applicants were interviewed. Chairman Rossi said we have 47 hours a week budgeted for the remainder of this FY. Chairman Rossi said the two applicants we have before us (via zoom) are very qualified to step into the jobs. The Board Administrator for the Conservation Commission and other committees we recommend is Kara Shemeth. Chairman Rossi said the recommended Board Administrator for the Zoning Board of Appeals and other committees is Allison Kisselgoff.

Both Mr. Doty and Mr. Malkin asked both applicants a series of questions about themselves and how they would work into the Chilmark Board Administrator positions. Both Selectmen were impressed with Ms. Kisselgoff and Ms. Shemeth. Pam Goff & Wendy Weldon both Committee & Board members that were part of the hiring review & interview process also said they were impressed with the caliber of the applications they received and these two both rose to the top.

Chairman Rossi said the hiring committee recommends a provisional offer to Alison Kisselgoff pay at step 1 grade 9. And Kara Shemeth step 2 grad 9.

Mr. Doty said he is excited to have both at the town hall. You both stood out as great applicants. Ms. Goff said the references were outstanding for these two.

Mr. Malkin moved to approve the two provisional offers of employment as presented by Chairman Rossi. Mr. Doty seconded the motion. **SO VOTED: 3 Ayes**

Housing - mortgage subordination request –Scott:

Chairman Rossi said the Scotts refinance of mortgage is well below the threshold for our affordable housing guidelines. Mr. Malkin moved approve subordination request and to wave Housing Committee vote on this. Ann Wallace of the Housing Committee agreed that the amount is well within the requirements. Mr. Doty seconded the motion. **SO VOTED: 3 Ayes**

Chairman Rossi said with no further items for discussion or public comments he asked to call for an Executive session for two purposes discuss land acquisition & discuss strategy regarding negotiations as well as pending or threatened litigation and not return to regular session.

Roll Call: Bill Rossi: Aye, James Malkin: Aye, Warren Doty: Aye. Jack Collins and Tim Carroll were also present.

Minutes respectfully submitted by Diana DeBlase.

Approved 02/16/2021

Document list:

- Draft minutes from Selectmen's meetings held 12/15/2020 & 1/19/2021
- Recommendation from Beach Committee for fee increases
- Site Review packed for Beetlebung Farm barn plans
- MOU from Beetlebung Farm
- Mortgage subordination documents for Scott home