

## Chilmark Select Board December 7, 2021 Meeting Minutes

**Present remotely:** Chairperson James Malkin, Warren Doty and Bill Rossi.

Others: Tim Carroll, Peter Cook, Ann Wallace, Cathy Thompson, Harbormaster Ryan Rossi, Jane Greene, Janet Weidner, Alison Kisselgof, Hugh Weisman, Brian Dowd, Clark Goff, Margaret Maida, Robert Hannemann, MVTV, Richard Osnoss, Zach Harris, Diana DeBlase, Cait Cantella, Forrest Filler, Marie Larsen, (23)

### Minutes:

Select Board reviewed draft minutes from their meeting held 11/23/2021.

Mr. Doty moved to approve as written. Mr. Rossi seconded the motion.

**SO VOTED: 3 Ayes**

### Human Resources Board:

Mr. Carroll screen shared the Chilmark HRB pay study report. HRB Chairperson Ms. Greene said we compared comparable jobs and found we are well within range of equivalent jobs. Ms. Greene said with these findings, we therefore do not recommending changes.

Chairperson Malkin said this was a more detailed process than we did last time, and feel it was complete. Mr. Doty said he took look at salaries from documents that were reviewed. Mr. Doty said ours are in line with other towns on the island and support HRB recommendation.

Mr. Doty moved to receive the report from the HRB and approve their recommendation to make no changes at this time. Mr. Rossi asked if there was an employee representative for the HR board. Mr. Carroll said not at this time. Ms. Greene said the HRB is also short a member at this time and if the Select Board had a recommendation she would be thankful. There was no recommendation at this time for possible board member. With no additional comments, Mr. Rossi seconded the motion. **SO VOTED: 3 Ayes**

Position Description – Treasurer (appointed) vote to adopt deadline Dec 13 2021. Mr. Carroll reported that at completion of meeting with HRB, there were a few changes made to the position description and he gave a brief outline. This is a 40 hr a week job at grade 11. Mr. Doty stressed importance of keeping this position the town liaison for employee and insurance and retirement system. After review that was clear this would be so. Mr. Carroll said this was approved by the HRB and we need the Select Board to vote.

Mr. Rossi moved to approve position description hours & pay as approved by the HRB. Mr. Doty seconded the motion. **SO VOTED: 3 Ayes**

### Appointment of Local Inspector by Chairman – Forrest Filler Confirmatory vote:

Chairperson Malkin explained the process and need for appointing Forrest Filler. Mr. Doty moved to approve appointing Forrest Filler as temporary local Building inspector for Chilmark. Mr. Rossi seconded the motion. **SO VOTED: 3 Ayes**

MV Commission - reappointment of Select Board Representative to the MVC Joan Malkin. Vote to reappoint:

Chairperson Malkin recused himself, as Joan is his spouse. Both Mr. Doty & Mr. Rossi spoke in support of all Joan Malkin's work as member of the MVC.

Mr. Rossi moved to reappoint Joan Malkin as Chilmark's Select Board appointed representative on the MV Commission. Mr. Doty seconded the motion.

**SO VOTED: 2 Ayes, 1 Abstain** *James Malkin as he is spouse*

Planning Board - Memo on setbacks for new Homesite Housing bylaw:

Planning Board Chairperson Rich Osnoss said the board left out the setbacks till after Annual Town Meeting support of article. Mr. Osnoss said if Select Board want to add we will work to get into the bylaw amendment. At this time, meets 50 foot setbacks unless preexisting non-conforming.

Mr. Rossi said he supports making that change lower than 50 foot setbacks. Mr. Rossi recommended if lot under acre and a half then 25 foot setbacks. Mr. Doty said it is our desire to add in setback relief. Mr. Osnoss said for the record; the Planning Board has approved housing lot under an acre. Planning Board is behind (supports) anyway we can get more homesite lots.

Report & recommendations for Affordable Housing at Peaked Hill Pastures- Receive report:

Janet Weidner (Planning Board member) said the Select Board 1 ½ years ago asked the Planning Board to work on this project for Peaked Hill Pastures site. The Planning Board held and went through public engagement process to get the needs and thoughts of the community. Here is our summary report. Lots 1 & 2 estimate of 6 acre area at Peaked Hill Pastures. We have marked the most favorable area for housing units based on for wells etc..

Ms. Weidner said we would like to answer your questions if any about the report and then move forward with an RFP.

Planning Board compared (Affordable Housing projects) Molly's Knoll in Aquinnah and the West Tisbury Scott's Grove. Plan is to take proforma of each to figure the cost analysis report. We would like to bring figures to the voters at ATM. Chairperson Malkin asked if it is the Planning Board's suggestion to have Select Board seek a consultant to prepare an RFP. Ms. Weidner said Oak Bluffs used Mass. Housing Partnership to get (free?) consultant to aid committee in forming the RFP. Ms. Weidner said that was a 6 month effort. Mr. Doty said we would like an RFP sooner than 6 months. Would like to take a week or so to find out what we can do in-house. Mr. Rossi said thank you Planning Board and subcommittee for all the work put into this. Formula that was used from other towns seems successful. Concern that our middleclass is not being assisted using the State guidance.

Mr. Rossi recommended breaking up project into 2 parts. 1 part (of Peaked Hill Pastures) with RFP and other part be ground-leases for middleclass. Families earning \$200,000.00 a year cannot qualify for aid and cannot compete in this market. Another 4 lot building program like we did for the Nabs Corner project. Chairperson Malkin said he has similar thoughts to Bill's.

Chairperson Malkin said his concern is we do not turn this area into the projects. Consider possibility of selling 2 of the lots at market rates. Ms. Weidner said we did talk about the 2 separate RFPs and asked a Planning Board member to explain why we walked away from that idea. Mr. Cook said being a community turnkey or you build we were going with turnkey. Ms. Wallace said why we considered the 1 RFP; disruption for neighborhood, to minimize the construction. Chairperson Malkin said that is a valid point.

Mr. Osnoss said Karen Sonnenbourg (the consultant through MVC) recommended doing 1 RFP. Mr. Osnoss said we talked about separating but group can respond to one aspect and then broken up later. Diverse community with varied income and age. Define this before we send out RFP. Mr. Doty said his concern is he does not want to go back to another 6 months of meetings.

Mr. Doty requested that we move to RFP within a month or at least this winter. Ms. Weidner asked who did the RFP for the EMS Headquarters and Fire station. Mr. Rossi said Chuck Hodgkinson. Chairperson Malkin asked if we could include these as one RFP. Mr. Carroll said yes, put into one package, and include architectural guidelines for the you-builds.

Mr. Doty requested Select Board put on agenda for our next meeting. Mr. Doty supported Select Board receive report and Select Board will have single agenda item (the Peaked Hill Pastures) meeting in one week from tonight.

Select Board Member Doty - Review of recent island affordable housing projects. Edgartown & Oak Bluffs:

Mr. Doty said IHT (Island Housing Trust) is working both projects; layout and costs for both. After reviewing these projects and comparing to our potential project at Peaked Hill Pastures Mr. Doty shared his questions.

- public water source or private well?
- One septic system or several?
- 40b? you-build or turnkey?

Looking at the Edgartown and Oak Bluffs projects: these are dense projects near landfill in Edgartown and near ice arena in Oak Bluffs. The density is appropriate for them is it for us? Mr. Doty need to move Highway & Shellfish department out of the Peaked Hill Pasture area.

We designated already for the Highway and Shellfish shed to the area near Tabor House Local Drop Off.

Mr. Rossi said he cannot see getting around the 40B, but needs to be a friendly 40B. Chairperson Malkin said this discussion is valuable. We will gather more information to bring back to next week 1 agenda item meeting.

Mr. Osnoss said the MVC is having a meeting about 40B tomorrow that he will attend.

Menemsha Parking - supervision and organization for summer 2022:

Chairperson Malkin this came up several years ago to have more supervision to projects in Menemsha. Then COVID hit and we had real difficulty hiring then retaining traffic officers. The thought is to assign Harbor Department supervisory powers for traffic in Menemsha. Chairperson Malkin asked if fellow Select Board members want to do this. Mr. Doty said we talked possible traffic management did not talk about the other supervisory ideas. Mr. Doty said he supports trying the traffic role. Mr. Rossi said makes sense, but need to be careful with my statements as Ryan (Harbormaster) is my nephew.

Mr. Carroll said it makes sense to have team vs different silos. Unified picture of what you want to then apply, it's about making Menemsha work. Mr. Rossi said the chain of command needs to be clear for it to work. Chairperson Malkin asked Mr. Carroll to screen share the proposed plan. *Mr. Carroll screen shared document requested.*

Harbormaster Rossi said this is for the traffic controlling in Menemsha. We need to talk to Susan Murphy our fincom liaison. We propose the Wharfinger position change from grade 3 to grade 5 along with Harbormaster grade change. Harbormaster Rossi stressed the importance of shared use of electric vehicle and need for possible additional electric vehicle.

Harbormaster spoke of the need to maintain atmosphere of accountability by issuing tickets. Chairman Malkin recommended we try this year, see how it works for a year. Mr. Doty said he is not sure trash detail should be included. Harbormaster Rossi said the Comfort station has big influence on the harbor. Marie Larsen asked what other towns do. Is there a comparison? Because this seems like a lot to expect from the harbor department. Harbormaster Rossi said we would not know until we try but think it is a manageable situation. Ms. Larsen said about the ticketing, she is uncomfortable having untrained individuals ticketing.

Mr. Carroll said for some historical perspective; The Beach department has been ticketing for years. Mr. Doty said he supported proposal to try it. Mr. Rossi said we review in September see how it went. Mr. Carroll said this will go to the Human Resources Board to move grading. This item will return to Select Board with completed concept.

Public Safety Building Committee – update:

Mr. Rossi said we are working on new well relocated and where boulder will go. We hope to have answers by Friday. We are anticipating that by beginning of January we will be ready to send out for Bids.

Mr. Carroll spoke about the importance of protection of the Town hall HVAC air quality. Mr. Carroll also said protection important while keeping building operational during the asbestos removal, destruction, and reconstruction of building.

Special Town Meeting - review of November 6 STM results:

Chairperson Malkin said we are postponing discussion on Special Town Meeting items.

Mr. Carroll said he missed a Harbor grant deadline so will be delayed another week.

Opioid Settlement - vote to accept and participate:

Mr. Carroll asked if Select Board would vote to move forward with Opioid settlement. Mr. Doty moved to approve moving forward with settlement.

Mr. Rossi seconded the motion. **SO VOTED: 3 Ayes**

Mr. Doty said he would like some Short-term rental facts on funds received so far. Mr. Carroll said he would get together with Mr. Doty on that.

Chairperson Malkin said the Short-term rental tax has a lot of moving parts; we do not have to take action at this time.

Chairperson Malkin said our next meeting for single item discussion would be Tuesday December 14, 2021 at 5:00 PM.

Chairperson Malkin noted that the Board of Health has a meeting December 5, 2021 that will discuss the Bite property and that might need review of Conservation Commission.

At 6:37 PM with no further items to discuss, Chairperson Malkin asked for a motion to adjourn. Mr. Rossi moved to adjourn. Mr. Doty seconded the motion. **SO VOTED: 3 Ayes**

Minutes respectfully submitted by Diana DeBlase.

**Approved 12/21/2021**

Document list:

- Draft minutes from Select Board meeting held 11/23/2021
- Joan Malkin request to be re-appointed to MVC
- HRB Compensation review / study report
- Treasurer updated position description approved by HRB
- Letter to Select Board from Planning Board for final report on Peaked Hill Pastures
- Peaked Hill Pastures report from Planning Board
- Peaked Hill Pastures map
- Edgartown – Meshacket housing project documents
- Oak Bluffs – Southern Tier housing project documents
- Middle Line Road housing project summary sheet from 2009
- Letter from Lt. Gov. Polito about being awarded \$31,000.00 IT grant
- Email confirmation – formstack Submission for 2022 Municipal Cybersecurity Awareness Grant Program 11/29/2021
- Housing Committee request to move half of short-term rental tax to MFAHT
- Subdivision Settlement Participation Form- distributor settlement documents
- DPU –Telecommunications & Cable regulatory bulletin 11/17/2021
- Comcast – programing advisory 11/23/2021
- Doty’s questions to apply to Peaked Hill Pastures project
- Cover photo of Edgartown Meshacket housing project
- Page 9 of IHT Meshacket housing proposal
- Page 44 IHT - OB Southern tier proposal

- Page 62 of IHT - OB Southern tier proposal
- Harbormaster – traffic control plan 12/7/2021