

Draft Chilmark Board of Selectmen October 11, 2011 Meeting Minutes

Present: Frank Fenner, Warren Doty, Tim Carroll, Ronald Rappaport, Frank Yeomans, Judy Jardin, Clare Rabbit, Ms. Defaeo,

Chairman Fenner opened discussion about Tea Lane Farmhouse at 4:15 pm in the Selectmen's Meeting Room.

Mr. Fenner read the summary of email he sent to the Town of Chilmark's council Ron Rappaport from September 27, 2011.

The questions to Mr. Rappaport were:

- 1.) What are the implications and recommendation to the Town of Chilmark if we chose to: renovate the Farm House and lease out to tenant?
- 2.) What if we were to lease out as a resident home site similar to the Middle Line Road lots?
- 3.) Sell property to a qualified farmer with land use and remodeling restrictions?
- 4.) Sell the property outright?
- 5.) Are there any other options?

Mr. Rappaport stated this is a public hearing to receive input and questions. He will review them for a latter meeting with answers. He did go on to explain that the conservation restrictions and the inter- municipal agreement with MV Land Bank and the Silva Family will clear up some of the questions.

The agreement stated that the land is meant for farming and 10 years after the death of Mr. Silva there is a possibility for another use.

The outright sale of property is not an option with out taking this back to the town with a 2/3 vote. Then the Conservation issue is another hurdle. Mr. Rappaport recommended not taking this action.

As for the renovations and lease to a farmer, restrictions can be formulated to be part of any lease agreement. There is a concern that without the town improving the electrical wiring and plumbing that the building would not be safe.

Ms. Jardin said she was out spoken at the special town meeting concerning the spending of so much money to restore the Farm House that we do not yet have a farm plan for. Could a farmer actually make it work?

Mr. Rappaport has had discussions with a State official about the guidelines for the farm house. Mr. Rappaport asked that someone on the Tea Lane Farmhouse Committee be available for the next scheduled telephone conference with the State to be able to answer questions she has on the condition of the property. Mr. Fenner will be available for a phone conference.

Mr. Yeomans thought that the renovation for the plumbing and electrical work was estimated to cost \$70,000.00.H recommended this rout to spend money for the safety of the building for purpose of leasing to a farmer tenant.

Mr. Fenner said that figure is prior to the prevailing wage law and that it increases the job an estimated 40% more. Mr. Fenner went on to say he has concerns about not working from the bottom up, that the building is not sound.

Mr. Doty said that the tenant farmer will need a long term lease to earn equity to borrow for annual expenses related to farming.

Mr. Carroll said the Board of Selectmen Meeting October 18, 2011 will have this follow-up information on the agenda.

5:05 pm Mr. Doty left meeting to attend Shellfish Advisory Committee Meeting.

Mr. Fenner moved to adjourn Mr. Mayhew seconded the motion. **SO VOTED: 2Ayes**

Meeting adjourned at 5:18 pm

Draft minutes respectfully submitted by Diana DeBlase.