

Draft Chilmark Board of Selectmen February 21, 2012 Meeting Minutes

Present: Jonathan Mayhew, Frank Fenner, Warren Doty, Tim Carroll, Jonathan Revere, Jane Slater, Robin Smith, Alicia Knight, Heather Quinn, Melinda DeFeo, Pam Goff, Clark Goff, Chuck Hodgkinson, Angie Grant, Lenny Jason Jr., Brian Cioffi, Judith Jardin, Jim Hickey

At 7:05 pm Chairman Fenner called meeting to order in Selectmen's Meeting Room.

Minutes:

February 7, 2012 draft minutes were reviewed, amendments made. Mr. Mayhew moved to approve minutes as amended. Mr. Doty seconded the motion. **SO VOTED: 3 Ayes**

Vineyard Transit Authority:

Angie Grant is present with the updated summer bus schedule. The changes this year will be to utilize the Landfill lot for employees and persons heading into Menemsha. Rout 12 will be making a loop from 10:00 am to 6:00 pm and bus 4 will run a loop from Landfill lot to Menemsha earlier than 10:00 am and after 6:00pm till after sunset. Ms. Grant said VTA will install a signpost at Tabor House Road Land Fill for schedule postings.

Ms. Grant said the Chilmark Beach Department told her that they would rather have the two extra parking spaces rather than have the bus pulling into the Squibnocket lot. Chairman Fenner recommended having the bus run to the Squibnocket beach for this season. Ms. Grant said the bus is 25 feet but if the bike rack is down it's an additional 4 feet. Ms. Grant said the bus drivers should be able to navigate the Squibnocket drop off and pickups.

Preschool Bathroom:

Heather Quinn, Robin Smith and Alicia Knight are present to speak on behalf of the preschool bathroom plans. The plans that are for the RFP are the plans that have an exterior addition to the building; these plans are prepared by South Mountain. The scope of the work has been estimated by South Mountain to cost at the most \$30,000.00. The monies for this project are to be paid by the Town of Chilmark, Chilmark Preschool, and the Community Center Summer Program. The Town Chilmark has spent \$1,500.00 of the \$25,000.00 warrant article on the plans and now has \$23,500.00 for this project. The preschool portion is \$5,000.00 and the summer program \$2,500.00.

Tim Carroll said he will post this with the Central Register, and that the RFP will have the Payment Insurance Bond and prevailing wages requirements included. Mr. Doty moved to put the preschool bathroom project out for bids ASAP. Mr. Mayhew seconded the motion.

SO VOTED: 3 Ayes

Remy Tumin arrives

Tea Lane Farm Intermunicipal Agreement:

Chuck Hodgkinson is present as the administration support for the project. First on the agenda is the review of the intermunicipal agreement between the Town of Chilmark and the Martha's Vineyard Land Bank. Mr. Carroll said that James Lengyel contacted him and if the Selectmen sign tonight the Land bank is meeting tomorrow and will sign the agreement.

Mr. Doty moved to approve the second intermunicipal agreement with the MV Land Bank. Mr. Mayhew seconded the motion. **SO VOTED: 3 Ayes**

Mr. Carroll said he will print out the agreement and it will be available for Chairman Fenner to sign.

Chuck Hodgkinson presented the Draft #3 Farm Plan Time line. This Draft out line was approved by the Tea Lane Farm Committee at their meeting held 2/16/12. The time line is as follows:

Timing prepared by Chuck Hodgkinson

1. February 13: Chilmark Special Town Meeting.
2. February 17: Email Farm Plan content outline and related documents to applicants.
3. Martha's Vineyard School Break: February 27 – March 2.
4. March 14 @ 4:00 PM: Deadline for receiving all farm plans and related materials at Chilmark Town Hall. All plans should be submitted electronically. Please email them to: chodgkinson@chimarkma.gov.
5. March 15 – April 5: Chilmark Farm Committee reviews all submitted farm plans.
6. April 5 – April 11: Chilmark Farm Committee identifies selected Farm Plan semifinalists for interviews. All other farm plan applicants not selected will also be notified by email.
7. April 5 – April 11: Chilmark performs a check of the Criminal Offender Registry Index (CORI) and Sexual Offender Registry Index (SORI) for all chosen semi-finalist candidates.
8. April 11 – April 13: Chilmark Farm Committee schedules semi-finalist interviews.4
9. Martha's Vineyard School Break: April 16 – April 20.
10. April 23 – April 27: Chilmark Farm Committee conducts semifinalist interviews and checks of references.
11. April 30 – May 4: Chilmark Farm Committee discusses references and selects finalists for Board of Selectmen and the MV Landbank Town Advisory Board consideration.
12. May 4 – May 9: Schedule MV Landbank Town Advisory Board and Chilmark Board of Selectmen interviews for the selected finalists at Chilmark Town Hall.
13. May 15 @ 7:00 PM: MV Landbank Town Advisory Board and Board of Selectmen jointly interview the finalists at the May 15 regular Selectmen's meeting. These interviews will be broadcast on MVTV -- the island's government cable TV station.
14. May 16-18: MV Landbank Town Advisory Board and Board of Selectmen choose the Tea Lane Farm recipient.
15. May 18: Notify the Tea Lane Farm recipient and the other finalists of the decision

Selectmen agreed that the time line looks good and well planned.

Tea Lane Farm Ground Lease Draft #3:

The plan as it is now has 10 changes to review with the selectmen. The draft is 35 pages long. The changes were clarifications and wording that seemed not necessary. The goal of the Board of Selectmen is to have a readable ground lease. The Selectmen recommended that the ground lease be thoroughly reviewed by the applicant and their lawyer.

Mr. Hodgkinson said he has electronically sent draft #3 of the ground lease to the applicants so they have some information that might help form their plan. Brian Cioffi who is on the Tea Lane Farm Committee said that he does not recommend sending the draft lease to applicants until it is the final ground lease. Mrs. Goff asked as a member of the Land Bank and an interested party if the selectmen approved the substance of the draft with the changes made tonight.

Ms. Jardin asked how the sweat equity value will be determined. Chairman Fenner suggested the lessee would request three quotes and the average would be a fair estimate. Mr. Cioffi recommended that as with the affordable lots there is an appraisal of building prior to the improvements. Then after the improvements a second appraisal is made. Ms Goff pointed out that a new roof or shingling is not considered improvements but maintenance. Mr. Hodgkinson said he will send this draft for the Cindy Wansiewicz to review and update the changes.

Chairman Fenner said Mr. Hodgkinson has done a great job with the many drafts of to the ground lease for Tea Lane Farm and thanked him for his support.

Chilmark Community Center:

The architect Doug Stefanov has submitted a contract and invoice for his work on the design plans for the improvements to the Chilmark Community Center. The contract will provide the Chilmark Community Center Advisory Committee with plans through the construction documents that could be used for requesting bids. The amount of the invoice is \$8,000.00. Mr. Doty moved to approve the contract as presented and to pay this invoice. Mr. Mayhew seconded the motion. **SO VOTED: 3 Ayes**

Special Town Meeting Review:

Article one about towns decision for Tea Lane Farm has been fully reviewed at a previous meeting.

Article two is the CPC funds up to \$100,000.00. The selectmen discussed that if the lessee were to sell building and ground lease that the CPC funds that were used would come off the sale price and be returned to the town of Chilmark. Chairman Fenner said that the town of Chilmark also has the option of first refusal at such time.

Article three is the Harbormaster boat replacement. The boat that Dennis Jason had intended to purchase was sold prior to the Special Town Meeting without his knowledge. Mr. Carroll said that Harbormaster Jason is actively seeking a similar boat for the coming season.

Public Requests for use of Chilmark Community Center:

Mr. Carroll said that the selectmen's office has received a request from Stephen Hutchinson to hold a memorial for his late wife Amanda on April 29, 2012. Mr. Doty moved to approve the request. Mr. Mayhew seconded the motion. **SO VOTED: 3 Ayes**

Mr. Carroll said that the MV Shellfish Group has also requested the use of the CCC for a fund raiser on April 28, 2012. Chairman Fenner asked that the two different parties be notified of the other so the CCC is clean and ready for the memorial. Mr. Carroll said that Diana DeBlase has notified both parties. Mr. Doty moved to approve the request. Mr. Mayhew seconded the motion. **SO VOTED: 3 Ayes**

Code Red:

Mr. Carroll presented the draft protocols for the initiating of Code Red for the town of Chilmark, and asked for input from the Selectmen. Chairman Fenner said to not use the words Code Red unless it's absolutely necessary or preferably not at all.

The consensus of the selectmen is that the Chairman of The Board of Selectmen in each town should have to authorize the use of "Code Red" emergency notification system. If the Chairman is unavailable a Selectmen in the town would have to authorize.

Solar Update:

Mr. Carroll said that he learned from the Aquinnah solar project that the proposal must be sent to the Mass. Department of Environmental Protection for approval prior to an RFP. Mr. Carroll will be sending Chilmark solar array project to the DEP for approval. Chilmark Selectmen's office has a map from Vineyard Land Surveying that shows the layout of the type "B" cap and type "C" cap on the landfill. Mr. Carroll said the area in the map shows that the solar array would be in the cap "B" section an area of 57,000 square feet.

Mr. Fenner said that we need to confirm that the area is unsuitable to be used as parking prior to installing all of the solar arrays. Mr. Carroll said he would look into this more.

Mr. Doty said that the landfill is suitable for a solar array and recommends pursuing this solar project.

Shellfish Constable Notification:

Shellfish Constable Scheffer has sent a request to the Selectmen of the area he will close immediately to scalloping. This closure is to protect scallop seed for the next season. Mr. Doty moved to approve this action proposed by Shellfish Constable Scheffer. Mr. Mayhew seconded the motion. **SO VOTED: 3 Ayes**

Martha's Vineyard Commission:

The MVC has sent a reminder for the approved Housing Study funds to be paid. Chilmark has paid their portion but Edgartown has yet to pay. No action taken.

Fire Department:

Fire Chief Norton has sent a request to the Board of Selectmen to declare Engine One Pumper that was given to the town of Chilmark from Tisbury as surplus. The Engine One Pumper is out of service indefinitely. Mr. Doty moved to approve the request. Mr. Mayhew seconded the motion. **SO VOTED: 3 Ayes**

Harbor:

Chairman Fenner asked for an update on the water repairs for the Menemsha docks. Mr. Carroll said he is seeking an estimate from Adam Robinson.

Chairman Fenner presented a draft amendment he worked on to the Waterways Regulations. This amendment is to aid in the steps to take prior to awarding a slip or mooring to another party. This is the proposed amendment for the other selectmen to consider:

The Harbormaster will attempt to contact any prior year applicant who has not responded by January 1st by phone to ensure they have received their renewal notice and are aware of the January 15th deadline. *If the applicant cannot be reached by phone and directly spoken to by January 7th a certified return receipt letter will be sent to the address on file reminding the applicant of the January 15th deadline and the necessity to contact the Harbormaster immediately. Failure to reach such applicant shall not relieve the applicant of meeting the deadline. The Harbormaster will give the Board of Selectmen a complete report of the year's renewal at the first available Selectmen's meeting following the January 15th deadline, including his recommendations for assignments for the coming year prior to taking further action.* Mr. Mayhew suggested a deadline for the Selectmen's decision should be February 15th.

Chairman Fenner asked how the Bulkhead and Creek Lot Leases were coming along. Mr. Carroll said there is a Park & Rec. meeting scheduled for March 1, 2012 at 9:30 am to discuss the Bulkhead Leases. Mr. Carroll said that Park & Rec. will be requiring the Town of Chilmark be listed on the liability of Lessees insurance.

OPEB

Chairman Fenner said that he attended the meeting of the OPEB in the position he was appointed to and finds himself in conflict to continue and must withdraw. Chairman Fenner is on the Board of Directors of an island bank and that this is the conflict. Chairman Fenner recommends seeking a new nomination. This nomination doesn't have to be a Selectmen, a person with finance background would be suitable.

Mr. Carroll said that the Tri Town Ambulance has submitted the final budget for FY2013 and asks that the Selectmen approve meeting with the FinCom to approve minutes and finalize budget warrant for Annual Town Meeting. Mr. Mayhew asked to have the Refuse District managers and assistant's salaries be reviewed again at this proposed meeting.

Mr. Carroll asked if February 29, at 7:00 pm would be acceptable. Selectmen agreed to 2/29/12 at 7:00 pm. Mr. Carroll said he will contact the FinCom members to confirm this meeting.

Mr. Doty moved to adjourn. Mr. Mayhew seconded the motion. **SO VOTED: 3 Ayes**
Meeting adjourned at 9:14 pm.

Draft minutes respectfully submitted by Diana DeBlase.

