

Present: Riggs Parker, Frank Fenner, Warren Doty, Tim Carroll, Chuck Hodgkinson, Andy Goldman, Ron Rappaport, Lenny Jason Jr.

Mr. Parker called the board back into session at 8:05 AM in the Selectmen's Meeting Room.

Middle Line Road Project - MVC DRI

Mr. Rappaport, town counsel, said that the project had to be referred to the Martha's Vineyard Commission because it was 12 units. Mr. Jason, Building Inspector, concurred.

Mr. Fenner said he would prefer to avoid a DRI if possible. Mr. Carroll asked what if the project did not subdivide the lot since the Homesites were going to be ground-leased. Mr. Rappaport said it would still need to be referred. Mr. Doty said that the town should subdivide to make the resident homesites more easily financed.

There was discussion. The idea of changing the number of units was rejected. Mr. Doty moved and Mr. Fenner seconded a motion to refer the Middle Line Road affordable housing project to the Martha's Vineyard Commission as a Development of Regional Impact according to the "checklist". SO VOTED: Three Ayes.

It was discussed that the historical survey could be limited to the building envelope and still satisfy the Massachusetts Historical Commission and the Wampanoag Tribe of Gay Head (Aquinnah) Tribal Historical Preservation Officer.

Middle Line Road - Ground Leases

Mr. Rappaport said that the leases for the homesites will need agency agreements to collect rents and supervise certain aspects. Mr. Fenner said that he expected seven leases, six for the homesites and one in the RFP for the rental units with minimum requirements. Mr. Parker said there would need to be policy documents and guidelines incorporated into the leases as conditions.

Mr. Rappaport talked about three leases. First a lease with a developer and the town. Second with the developer and the renters. Third would be a lease between the town and the resident homesites.

Mr. Doty talked about hiring a property management company through the Dukes County Regional Housing Authority. There was discussion of the role the town and the DCRHA should play.

Mr. Goldman asked how the renters would be chosen. It was decided the town should give the DCRHA guidelines on how they should be chosen and to include preference be given to Chilmark residents.

Mr. Parker and Mr. Goldman said they will rough out the necessary documents and give them to Mr. Rappaport. It was agreed to have an outline of the documents ready for the January 11th submission to the MV Commission.

Middle Line Road - CPA Funds

Mr. Doty said that the CPA funds can be used to pay for a survey and other items needed for the development, such as roads, utilities, design of all the septic systems to place the affordable lots, survey and MV Commission required expenses. It was agreed to pay these bills from the CPA article.

Meeting adjourned at 8:45 AM.

APPROVED: January 2nd 2007