

Town of Oak Bluffs Select Board and Affordable Housing Trust Join Meeting Minutes
Oak Bluffs Town Hall – 56 School Street
Tuesday August 9th, 2022, 4:30pm

Present: Chair Ryan Ruley, Select Persons Jason Balboni, Gail Barmakian, Emma Green-Beach.

Absent: Select Person Packish

Also Present: Town Administrator Deborah Potter, Assistant Town Administrator Wendy Brough and Executive Assistant Debra Alley

Affordable Housing Committee: Mark Leonard, Peter Bradford, Jim Bishop, Mark Crossland, Katie Donahue

4:30 p.m. Meeting called to order

Executive Session - postponed

Discussion and possible Vote to execute order of taking for 0 Uncas Ave, Oak Bluffs - postponed

Public Announcements - none

Department Head, Committees and Commission Updates - none

Old/New Business

Vote to approve Select Board Meeting Minutes July 26, 2022

Select Person Balboni made a motion to approve the Select Board Meeting Minutes July 26, 2022, Seconded Select Person Barmakian (4 -Aye).

Discussion and possible vote to approve audit report - Todd Jurczyk - Attached

Discussion and possible vote to approve the Consent to Collateral Assignment Agreement for the Oak Bluffs Elementary School Solar Photovoltaic Energy Facility- Alida Cella

Select Person Balboni under the authority of Town Meeting authorized the Town Administrator (Deborah Potter) to execute the Consent to Collateral Assignment for the Solar Energy facility as the Oak Bluffs Elementary School, Seconded by Select Person Green Beach (4- Aye).

Discussion and possible vote on moving the Veteran Supportive Housing to 50 Bellevue Ave - Mark Leonard

50 Bellevue Ave is a 3.4-acre property. Town Counsel identified an issue with the title and ownership of Jessica Lane. AHC is working with the abutters on this development.

Select Person Barmakian voiced her disappointment with the change of located from 519 County Rd (Jessica Lane) to 50 Bellevue Avenue. Select Person Barmakian would like to know what the issue is relative to the title on Jessica Lane. At Town Meeting Jessica Lane was declare Surplus, 50 Bellevue is under the ownership of the AHC, however it has not been declared as surplus land.

Postponed to a future meeting to check on the status of 50 Bellevue Ave as it has not been declared surplus at a Town Meeting.

Discussion and possible vote to release a request for Proposal for the Veterans Supportive Housing Project - Mark Leonard - postponed

5:16 p.m. Affordable Housing Trust Meeting called to order by Chair Ruley

Present: Mark Leonard, Peter Bradford, Jim Bishop, Mark Crossland, Katie Donahue

Discussion and possible vote to award IHT / Affirmative Investments \$250,000 for the Southern Tier housing project - Mark Leonard

Discussion about the why there is a need for additional funding. If this funding is approved, then the balance of the housing trust will be reduced to \$190,000. Philippe Jordi advised the funds are for soft costs; this helps with leverage of \$18 million. Southern Tier anticipates asking for another \$100,000 next fiscal year.

Peter Bradford and Jim Bishop spoke of their concerns with the depletion of funds to the trust; it may need to be considered in the future if some of the funds from the short-term rental be directed to Housing Trust Fund. Mr. Bishop commented there is going to be a reduction in the amount of money the CPC receives from the State of Massachusetts in coming year.

Select Person Green-Beach asked what projects may not be able to be completed or considered if the funds were used for this Southern Tier project. Th board discussed the possibility of voting to award a reduced amount instead of \$250,000. With the Southern Tier project coming to fruition, it will bring the affordable housing to 9.6% almost to the 10% to help fight against an unfriendly 40B which is in the permitting phase.

Vote postponed for the Select Board to look at the RFP submitted for the Southern Tier Project.

5:47 p.m. Affordable Housing Trust Meeting adjourn

Select Person Barmakian made a motion to adjourn the joint meeting, Seconded by Select Person Balboni (4 - Aye).

Mark Leonard, Peter Bradford, Jim Bishop, Mark Crossland, Katie Donahue departed the meeting.

Discussion and possible vote to approve 2023 Martha's Vineyard Marathon and Half Marathon Saturday May 20, 2023 - Lee Ann Yarbor

Discussion about changed to previous years races; the race will start earlier for the Marathon Runners at 7:45a.m. and in 15 minutes intervals. The race will start across the street at the YMCA rather than the MVRHS. Event anticipating 1100 – 1200 people attending the race.

Select Person Balboni made a motion to approve the 2023 Martha's Vineyard Marathon and Half Marathon on May 20, 2023, Seconded by Select Person Barmakian (4 - Aye).

Discussion and possible vote to approve a one-day beer/wine application Martha's Vineyard Marathon and Half Marathon Saturday May 20, 2023 - Lee Ann Yarbor

Runners are checked for legal age at check in, given a wrist band and then double checked again prior to entering the beer/wine tent. Runners are allowed one alcoholic drink in the designated tent area.

Select Person Balboni made a motion to approve the Martha's Vineyard Marathon and Half Marathon, one day beer and wine permit from Saturday May 20, 2023, from 9:30 a.m. - 2:00 p.m. seconded by Select Person Barmakian (4 - Aye).

Discussion and possible vote to approve an amplified sound permit Martha's Vineyard Marathon and Half Marathon Saturday May 20, 2023 - Lee Ann Yarbor

The speakers are now pointing toward the ocean rather than toward the houses. Parks Commissioner Tony Lima advised the Parks Commission had not received any complaints in relation to sound this past year. Select Person Balboni made a motion to approve the Martha's Vineyard Marathon and Half Marathon for a special event / amplified sound permit on Saturday May 20, 2023, 7:30 a.m. - 2:00 p.m. Seconded by Select Person Barmakian (4 - Aye).

Discussion and possible vote to approve MV 20 Miler & Amity Island Relay on Saturday February 18, 2023 - Megan McDonald

Select Person Balboni made a motion to approve the MV 20 Miler and Amity Island Relay on Saturday February 18, 2023, seconded by Select Person Green-Beach (4 - Aye).

Discussion and possible vote to approve altered premise application The Alley - Kelley Morris

The board discussed the seating configuration; Ms. Morris advised she would remove seating from the inside area and add to the seating outside. Ms. Morris assured the board she would not exceed the capacity of nineteen. Copy of updated map showing reduced seating inside.

Select Person Balboni made a motion to approve the Covid Relief Altered Premise Application for The Alley - Kelley Morris to include two picnic tables. Outdoor seating not to exceed more than ten people, total capacity not to exceed nineteen (19). This approval will be reviewed at Select Board meeting on September 13, 2022, Seconded by Select Person Green-Beach (4 - Aye).

Discussion and possible vote on Roads and Byways recommendations - Jason Balboni

1. Post 30MPH speed limit sign on Barnes Rd. after exiting the roundabout heading towards town. Select Person Barmakian made a motion to approve the 30MPH speed limit sign on Barnes Rd, Seconded by Select Person Green-Beach (4 - Aye).

2. Install 30MPH speed limit sign on Seaview Ave near the Ocean Ave intersection. Roads and Byways are going to ask the highway Superintendent Richard Combra to work with the State to have this speed sign installed (4 -Aye).

3. Place crosswalk cone on Seaview Ave/Tuckernuck Ave crosswalk (4 -Aye).

4. Paint four' "No Parking" in front of walkway at 12 Nantucket Ave.
Select Person Barmakian recused herself from this vote. (3-Aye)

5. Install handicap parking spot between big and little bridge on Beach Rd. Roads and Byways are going to ask highway Superintendent Richard Combra to work with the State to install a handicap parking space near path 29, Work with the state to ensure ADA compliance (4 -Aye).

6. Install two handicap spots at Eastville beach (4 -Aye). Roads and Byways are going to ask the highway Superintendent Richard Combra to work on install two handicap parking spaces near the path. Work with the state to ensure ADA compliance (4 -Aye).

7. General discussion on Handicap spot requests in front of homes in downtown area. This is part of a larger discussion on parking plan for the Town. The Town does not approve or install handicap parking spots for private residences.

Appointments

Discussion and possible vote to re-appoint to the Harbor Advisory Committee for a three-year term Jason Lew, and David Pothier

Select Person Balboni voiced his concerns about Mr. Pothier's inability to attend the meetings, Mr. Pothier advised he attended the important meetings; but the time was not ideal as it was at 12 noon. The Harbor Advisory Committee is looking to change the meeting times to accommodate members.

Select Person Barmakian made a motion to appoint David Pothier to the Harbor Advisory Committee for a three-year term, Seconded by Select Person Green-Beach (4-Aye).

Select Person Barmakian made a motion to motion to re-appoint Jason Lew to the Harbor Advisory Committee for a three-year term, Seconded by Select Person Green-Beach (4-Aye).

Discussion and possible vote on response to Communication re Open Meeting Law Violation and Minutes of Past Board Meetings - attached

Town Administrator Deborah Potter will draft a response letter in relation to the violation.

Acceptance of Donations

Discussion and possible vote to accept \$50.00 donation to Oak Bluffs Fire Works (Donna Joyce)

Select Person Balboni made a motion to accept a \$50.00 donation to the Oak Bluffs Fire Works Fund, Seconded by Select Person Green-Beach (4-Aye).

Discussion and possible vote to accept \$100.00 donation to Oak Bluffs Fire Works (Jane Macuen)

Select Person Balboni made a motion to accept a \$100.00 donation to the Oak Bluffs Fire Works Fund, Seconded by Select Person Green-Beach (4-Aye).

Discussion and possible vote to accept \$243. Donation to Council on Aging from Stop & Shop - Rose Cogliano

Select Person Balboni made a motion to accept a \$243.00 donation to the Council on Aging, Seconded by Select Person Green-Beach (4-Aye).

Discussion and possible vote to accept \$25.00 donation to Oak Bluffs Fire Works (Patricia Alley)

Select Person Balboni made a motion to accept a \$25.00 donation to the Oak Bluffs Fire Works Fund, Seconded by Select Person Green-Beach (4-Aye).

Correspondence - none

TA/ATA Report - attached

Public Comment - question about the short-term rental income

Select Board Update

Select Person Balboni noted he has been working with Deborah Potter on union negotiations.

Select Person Barmakian advised the Wastewater Commission has decided to go forward with the ballot question to finance first part \$26 million debt exclusion. Have been accepted in this cycle of funding from State Revolving Fund, which equates to 0% loan and up to 8% forgiveness loan. At a future meeting will be asking to board to discuss joining the Cape and Island Water Trust.

Select Person Green-Beach - Fireworks on Friday August 19, 2022. Thanks to Jason and Tony Lima for help with pivotal aspects of preparing for fireworks. Bring attention to the mandatory water ban in Oak Bluffs and paying attention to the water ban.

Chair Ruley -water ban. Water on odd or even house numbers. Fireworks update.

Important Dates

August 16, 2022, Public Forum for Summer Taxpayers 5.30 p.m.

August 19, 2022, Oak Bluffs Fireworks

6:46 p.m. Adjourn

Select Person Balboni made a motion to adjourn the meeting, Seconded by Select Person Barmakian (4-Aye).

Respectfully Submitted



Debra Alley – Executive Assistant

Documents Attached:

Select Board Meeting Minutes July 26, 2022

Powers and Sullivan - Audit Documents Year End June 30, 2021

Consent to Collateral Assignment - Oak Bluffs Elementary School and 53 Greenskies draft agreement

Request for Proposal for Selection of Developer - Veteran Supportive Housing - Draft

MV Marathon Application documents

MV 20 Miler and Amity Island Application documents

Altered Premise Application - Kelley Morris

Roads and Byways maps and documents

Copies of Appointment letters

Open Meeting Law Documents

Copies of Donation checks

ATA and TA Report

APPROVED SELECT BOARD MEETING 08.23.2022