



TOWN OF OAK BLUFFS
Oak Bluffs Select Board – Affordable Housing Committee
Joint Meeting Minutes
Tuesday September 13, 2022, at 4:30 pm in person.
Oak Bluffs Town Hall

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

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

4:32 p.m. Call Meeting to order

Public Announcements - none

Department Head, Committees and Commission Updates - none

Old/New Business

Vote to approve Select Board Meeting Minutes August 23, 2022, and August 25, 2022

Select Person Balboni made a motion to approve the Select Board Meeting Minutes August 23, 2022, Seconded by Select Person Barmakian (4 - Aye, 1- Abstain) Chair Ruley abstained as he was not at the meeting.

Select Person Green-Beach made a motion to approve the Select Board Meeting Minutes August 25, 2022, Seconded by Select Person Barmakian (3 - Aye, 2 - Abstain) Chair Ruley and Select Person Balboni abstained as they were not at the meeting.

Discussion and vote to approve Amended Executive Session Meeting Minutes of September 22, 2020

Select Person Balboni made a motion to approve the amended Executive Session meeting minutes of September 22, 2020, Seconded by Select Person Barmakian, (3 - Aye, 1 - Ney, 1- Abstain) Select Person Packish - Ney, Select Person Green Beach - Abstain.

Discussion and vote to authorize the Chair to execute OML response regarding the Amended Executive Session Meeting Minutes of September 22, 2020

Select Person Barmakian made a motion to authorize Chair Ryan Ruley to execute a response to the AGO regarding the Amended Executive Session Meeting Minutes September 22, 2020, Seconded by Select Person Balboni (4 - Aye, 1- Abstain).

Discussion and vote to approve Amended Executive Session Meeting Minutes of November 24, 2021, December 3, 2021, December 14, 2021, December 28, 2021, and January 11, 2022

Select Person Balboni made a motion to approve the amended Executive Session Meeting Minutes for November 24, 2021, December 3, 2021, December 14, 2021, December 28, 2021, and January 11, 2022, seconded by Select Person Barmakian (4-Aye, 1-Ney) Select Person Packish - Ney

The listing of matters are those reasonably anticipated by the Chair, which may be discussed at the meeting. Not all items may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.



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Discussion and vote to authorize the Chair to execute the response to the AGO regarding the Amended Executive Session Meeting Minutes of November 24, 2021, December 3, 2021, December 14, 2021, December 28, 2021, and January 11, 2022

Select Person Balboni made a motion to authorize Chair Ryan Ruley to execute a response to the AGO regarding the Amended Executive Session Meeting Minutes of November 24, 2021, December 3, 2021, December 14, 2021, December 28, 2021, and January 11, 2022, Seconded by Select Person Barmakian (5 - Aye)

Discussion and possible vote to appoint Select Board Appointee Paul Schulz to Capital Improvement Committee for a three-year term

Select Person Packish made a motion to appoint Paul Schulz to the Capital Improvement Committee for a three-year term as the Select Person representative, Seconded by Select Person Balboni (5 - Aye)

4:47 p.m. Affordable Housing Trust Meeting call to order

Jim Bishop, Mark Crossland, Mark Leonard, Pete Bradford, Katherine Donahue in attendance

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

Select Person Packish made a motion to award IHT / Affirmative Investments \$250,000 for the Southern Tier Housing project, Seconded by Select Person Balboni (10 - Aye)

4: 59 p.m. Affordable Housing Trust Meeting adjourn

Jim Bishop, Mark Crossland, Mark Leonard, Pete Bradford, Katherine Donahue departed the meeting

5:00 p.m. Select Person Packish recused himself from the meeting

Discussion on the status of the Altered Premise Application approved for The Alley - August 9, 2022 - Kelley Morris

Concerns were heard from the neighbors about the noise levels which have increased since the Altered Premise application was approved. Mr. Howard Miller (Kelley Morris's lawyer) was not able to join the meeting so this application will be re-addressed at the meeting on September 27, 2022. From today's date The Alley will go back to how it operated prior to the August 9th meeting. No outside seating allowed until further notice.

5:21 p.m. Select Person Packish rejoined the meeting

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Acceptance of Donations

Discussion and possible vote to accept \$850 Niantic Park - Oak Bluffs Parks Commission -The Vineyard Legacy LLC and anonymous donations

Select Person Balboni made a motion to approve the \$850.00 donation to the Parks Commission Niantic Park, Seconded by Select Person Barmakian (5 - Aye)

Discussion regarding the modification to the Regional School formula

Discussion about the issuance of the RFP for Healey Square, Kennebec Ave, and Lake Ave Streetscape

Ms. Mary McNamee inquired about the new plans for the plaque in honor of her Father; she liked the plans and was happy with the placement of the plaque.

Questions were asked about various aspects of the design including what the planters will look like, do the benches have backs, the tree options and if they will block the view through to Ocean Park.

The Friends of Oak Bluffs would like to have further discussion about moving existing benches to a different location in town.

5:41 p.m. Wendy Brough departed the meeting

Mr. Cohen, the G and B building owner spoke about handicapped access to the Pawnee House from Healey Square / Kennebec Ave, inquires about bollard placement on Kennebec Ave to protect the building. There was also discussion about the ownership of the sidewalk on Kennebec Ave side; Mr. Cohen felt it was owned as part of the building. Documents such as lease agreements will be produced and given to Deborah Potter.

There were questions asked and answered in relation to the location of the bike racks, bench locations and placement. Question asked about the surface of the pavers; the current plan has them shown as granite pavers; is it possible to include a second line item to include a quote for a different surface (bricks or granite with strips of brick) as part of the bids

Some members felt the surface material was especially important so the issuance of the RFP should be delayed. Other board members felt the bid should be issued so as to not delay the project.

Chair Ruley commented there would be a small group of individuals (an ad hoc committee) similar to the one implemented for the Circuit Ave Streetscape project to help with updating people.

Select Person Balboni made a motion to issue the RFP on Healey Square, Kennebec Ave and Lake Avenue, Seconded by Select Person Green-Beach. (3-Aye, 1-Ney, 1-Abstain) Select Person Barmakian opposed, Select Person Packish abstained.

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Discussion and possible vote on the hiring process of the Shellfish Constable

There are two applicants which have the necessary qualifications. Discussion on how the board would like to proceed with the initial interviews and recommendation process.

Select Person Packish and Balboni will form a subcommittee with a representative from the Shellfish Committee, Wendy Brough (HR) and Deborah Potter to conduct the initial interview and recommend a candidate to the board. Wendy will contact the applicants and arrange a suitable interview day.

Discussion and possible vote to approve a Select Board member temporarily to the Shellfish committee

Discussion about the need to have a Select Person temporarily appointed to this board during this transitional period.

Select Person Packish made a motion to appoint Select Person Barmakian as a temporary appointment to the Shellfish committee, seconded by Select Person Balboni (4 - Aye, 1 - Abstain) Select Person Green-Beach abstained

Discussion and possible vote to approve MV Touch-Down Club run on Thursday September 29, 2022

Select Person Balboni made a motion to approve MV Touch-down Club run on Thursday September 29, 2022, Seconded by Select Person Packish (4-Aye, 1-Abstain) Chair Ruley abstained

Appointments

Discussion and possible vote for Harbor Advisory Committee Member - Bob Gaffey and Gary Ben-David

Select Person Packish made a motion to appoint Gary Ben-David as member-at-large to the Harbor Advisory Committee for a three-year period, Seconded by Select Person Barmakian (5 - Aye)

Discussion and possible vote to appoint either a Select Board member or the Town Administrator as the temporary town representative to the Cable Advisory Committee until a successor appointee is available

Select Person Packish made a motion to appoint Town Administrator Deborah Potter as the Town representative to the Cable Advisory Committee, Seconded by Select Person Green-Beach (5 - Aye)

Correspondence

- Green Villa 40B 30-day Letter and Application – attached

TA/ATA Report – attached

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Select Board Update

Select Person Barmakian advised the Wastewater Commission had been accepted into the State Revolving Fund, this was positive as it allowed for more of a grace period and allowed the use of state funds. Select Person Balboni advised the EMS union negotiations were going well. Select Person Packish said in light of the comments made by Mr. Cohen the Town needed to look at other sidewalks the Town does not own. Select Person Green-Beach thanked Ralph Packer for his assistance with the 2022 Fireworks and said the debrief meeting had been held and plans were underway for 2023 date setting.

Public Comment

Ms. Maura McGroarty asked about the possibility of certain meetings/committees utilizing a hybrid (zoom) component

Important Dates:

- September 20, 2022, Select Board Strategic Planning Day
- September 27, 2022, Select Board regular meeting
- October 11, 2022, Select Board regular meeting
- October 25, 2022, Select Board regular meeting
- November 1, 2022, Special Town Meeting
- November 8, 2022, Election Day

7:30 p.m.

Adjourn

Select Person Packish made a motion to adjourn the meeting, Seconded by Select Person Barmakian (5- Aye)

Documents Attached

Meeting Sign in Sheet 09.13.2022
Select Board Meeting Minutes August 23, 2022, August 25, 2022
OML correspondence and amended minutes
Paul Shulz Appointment Letter
Southern Tier Documents - RFP Financials
The Alley correspondence and Altered Premise documents
Oak Bluffs Streetscape - Kennebec Ave & Lake Ave document
MV Touchdown Club application. Green Villa 40B documents
Gary BenDavid Appointment Letter
Green Villa 40B Documents
TA/ATA Report

Respectfully Submitted

Debra Alley – Executive Assistant

Approved Select Board Meeting 09.27.2022

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