

Present: Warren Doty, Riggs Parker, Frank Fenner, Tim Carroll, Charles Hodgkinson, Andy Goldman, Jonathan Revere, Reid Silva, Julia Rappaport, Michelle Ciccone.

Meeting called to order in the Selectmen's Meeting Room at 8:00 PM.

#### Presidential Primary

The Selectmen signed a warrant calling the Presidential Primary for February 5<sup>th</sup> 2008.

#### Home Rule Petition "Nabs Corner Home Sites"

The Selectmen reviewed the new draft language from Attorney Hamm for the Act filed with the General Court. Mr. Fenner said that the intro paragraph should be amended to include "by direction of a unanimous vote of the Special Town Meeting". The board agreed with that change and to reconvene at 6:45 PM January 9<sup>th</sup> to approve the wording.

#### Housing Committee – Helm Loan Program

Chairman Andy Goldman presented information on the Helm Loan Program from the Island Housing Trust (Island Housing Fund). The IHT would match whatever dollar amount the town puts into the program. IHT would require ownership of the lands in this program. A soft second mortgage of up to \$25,000 could be provided by IHT. There would be a reverter clause in any deed so that if the IHT was no longer in the affordable housing business or ceased to exist, the town could reclaim the lands. He told the Selectmen that under this program, the town would maintain control of the selection criteria. He said that the CPC would discuss this on January 23<sup>rd</sup> and the Housing Committee would discuss it on January 13<sup>th</sup>.

Mr. Parker said that he was enormously concerned about transferring any title to town land to any other organization. He also brought up the potential conflict of interest for Mr. Doty and said he would not like to lose Mr. Doty's participation.

Mr. Doty said he would not like to delay Chilmark's current projects to discuss this option for six weeks.

Mr. Fenner asked Mr. Goldman if IHT would be satisfied with long-term leases instead of ownership. Mr. Goldman said that we could ask and discuss this with IHT. Mr. Fenner said he was concerned that the town has continual control of future choices and changes.

Mr. Goldman said that the town would be maintaining those controls. He told the Selectmen that he saw lots of benefits and advantages, but that he saw no dangers for the town. Mr. Parker asked about the participation of other towns. There was discussion. Mr. Doty said that this did not seem to fit the mold of our current projects at Middle Line Road or Nabs Corner Home Sites.

#### Island Housing Trust – Rental Units at Middle Line Road

Mr. Goldman suggested writing the RFP so that IHT would be encouraged to submit a proposal to the RFP for the rental units. It was agreed to look at the Aquinnah RFP as a starting point.

#### Middle Line Road – Utilities

Mr. Hodgkinson reported that he would be making a site visit with Cole Powers tomorrow at 8 AM for the purpose of obtaining a price quote to bring utilities to the Middle Line Road housing units.

#### Executive Session

Mr. Parker moved that the board go into executive session for the purpose of discussing land acquisition and to return to regular session when done. Seconded by Mr. Fenner. Parker – Aye. Fenner – Aye Doty – Aye 8:45 PM.

Returned from Executive Session at 9:45 PM.

#### Middle Line Road – Entrance Road

Mr. Doty read a press release announcing that the Selectmen had reached an agreement with Ms. Jaksa to purchase her Tabor House Road lot for \$275,000 subject to town meeting approval and to pursue the purchase of the Emin-Jenkinson lot next door. Mr. Doty made comments on the process and how significant this was to the ultimate completion of the Middle Line Road affordable housing project. He thanked Mr. Parker for his efforts negotiating this agreement.

Mr. Parker moved and Mr. Fenner seconded a motion to confirm the actions taken in executive session to purchase the Jaksa lot. SO VOTED: Three Ayes.

#### Middle Line Road – Form C

Reid Silva displayed the current drawing for the access road and the subdivision. Mr. Parker moved and Mr. Fenner seconded a motion to approve this proposal for submission to the Planning Board as a Form C subdivision. SO VOTED: Three Ayes.

#### Middle Line Road – CPA Funding

Mr. Goldman said he would take the request to the Community Preservation Committee for CPA funds to purchase the Jaksa and Emin/Jenkinson lots.

Meeting recessed at 10:02 PM until 6:45 PM Wednesday January 9<sup>th</sup> 2008.

Meeting called to order at 6:45 PM in the Selectmen's Meeting Room on January 9<sup>th</sup> 2008. Mr. Doty, Mr. Fenner & Mr. Parker present.

#### Home Rule Petition – Nabs Corner Home Sites

Mr. Fenner reported that he had a couple small questions on the citations in the language making reference to a different map. Mr. Parker moved and Mr. Doty seconded a motion to authorize Mr. Fenner to make the necessary changes in consultation with James Lengyel of the Land Bank and approve the release of this language to Representative Turkington to be filed with the General Court as soon as possible. SO VOTED: Three Ayes.

Meeting adjourned at 6:56 PM.

Approved: January 15<sup>th</sup> 2008