

Chilmark
SPECIAL TOWN MEETING
June 13, 2005

MODERATOR: Everett Poole
TOWN CLERK: Margaret T. Orlando
REGISTRARS: Judy G. L. Mayhew and Margaret T. Orlando
TELLERS: William Meegan and Scott McDowell

The meeting was called to order at 7:45 p.m. Daniel Bryant read the return of the warrant. At the close of registration. June 3, 2005 there were 829 qualified voters in the Town of Chilmark. This evening there were one hundred and ninety-nine (199) present.

Mr. Poole asked if there were people who were not registered voters on the town meeting floor. He also asked that everyone take a seat to avoid any confusion during a standing vote count.

ARTICLE 1. Read by moderator. Moved and seconded. Steve Schwab, from the Housing Committee stood to amend the article as follows:

To see if the Town will vote to approve the concept of the Design Plan for Middle Line Road as presented at the Special Town Meeting , June 13, 2005.

The amendment was moved. seconded and carried.

Mr. Schwab made a short presentation to explain the plan. Joan Jenkinson ask how the Middle Line Road property had been chosen. Mr. Doty said at the point at which the landfill was to be capped and it became clear that it would no longer be needed in that capacity it was considered surplus town owned land. voted at town meeting. to be available for general municipal use. Ms. Jenkinson made reference to the taking of their property without formal notice and had many specific questions. Mr. Fenner said we need to bring this plan to the Town for initial support and the specifics would be addressed at later meetings. Stephan Gallas stood to present a short history of the Housing Committee . C.P.A. and the votes that were taken at Town meetings that lead up to this evening. Jonathan Mayhew asked it there would be further "takings." Mr. Fenner said the Town had taken clay rights that were in the traveled way not the property. Mr. Poole asked the meeting if it would be acceptable for Diane Emin, an abutting property owner but not a Chilmark voter. to speak. No one objected. Ms. Emin also asked how Middle Line Road had been chosen. She asked that the Selectmen to consider the twenty acres at Peaked Hill. Mrs. Jardin asked what exactly we were voting if we voted yes on Article 1? Mr. Schwab said the concept of the plan. Six single family dwelling. three duplex apartment units, the road plan and the intension to protect the natural beauty of the property.

There was lengthy discussion of the make up of the units in the plan. A great deal of

support was for all home ownership lots. There was also support for the plan with fifty percent rental and fifty percent ownership. Robin Smith asked why it had been decided to have no further development on the Middle Line site? Mr. Doty said that out of respect for the residents and abutting property owners it had been agreed that twelve units were enough

William Meegan, chair of the Planning Board, stood to make a second amendment to Article 1 which was to add: **consisting of twelve (12) residential units.**

Article 1, as amended, came to a vote and was carried.

ARTICLE 2. Read by moderator. Moved and seconded. Again there was a strong support for home ownership of the lots. Josh Scott, Barbara Murphy, Jennifer Christy, Perry Ambulos and Dardanalla Slavin all spoke to the need for ownership. Riggs Parker spoke for the rental concept saying that we were the stewards of this piece of Town owned land. Rental was the only way to insure perpetually affordable apartment and housing units which could serve the most people with the greatest need for the longest period of time. Frank Fenner, Judith Jardin, Doug Sederholm, Jane Slater, Katherine Upson supported the rental concept. Chris Murphy said he thought the Youth Lot program had been a very successful experiment in dealing with housing in Chilmark. He said that we should get behind this plan the committee was proposing. Edward Kenyon was in support of the plan. Pam Goff, Candace Darosa, Steve Gallas, Jonah Maidoff, James Feiner also spoke in support of the 50/50 rental and ownership plan.

Article 2 came to a vote and was defeated.

ARTICLE 3. Read by moderator. Moved and seconded. The article was carried.

ARTICLE 4. Read by moderator. Moved and seconded. The article passed unanimously.

ARTICLE 5. Read by moderator. Moved and seconded. Ronald Rappaport said the funds from the Community Preservation Act would allow some preference for Chilmark residents. Judith Jardin asked if we would vote a specific amount at a later meeting. The answer was yes. Mr. Doty stated that this was a good use for these funds. Doug Sederholm said he and the Finance Committee agreed that this was a good use for the funds and that they were in support of Articles 5, 6 and 7. Mr. Fenner said that this was a work in progress and that the Selectmen would be keeping a very close eye on the project.

Article 5 came to a vote passed unanimously.

ARTICLE 6. Read by moderator. Moved and seconded. Philip Smith suggested the article be postponed indefinitely because of numerous questions. Mr. Murphy asked for some assurance as to the uses for the C.P.A. funding. Mr. Keene, consultant on the project,

said there was a great deal of flexibility in the uses of this funding.

Article 6 came to a vote and passed unanimously.

ARTICLE 7. Read by moderator. Moved and seconded. Warren Doty amended Article 7 to add : **and to meet this appropriation, transfer \$157,500.00 from the Community Preservation Budgeted Reserve Fund and \$54,560.00 from Article 17 of the October 21st, 2002 Special Town Meeting.**

Article 7, as amended, came to a vote and passed unanimously.

ARTICLE 8. Read by moderator. Moved and seconded. Mrs. Jardin suggested that this was a very open ended wording in the article. Mr. Parker said the key here is affordable rate, not at market rate. Steve Schwab stood to amend article 8 to add: **as established annually by the Dukes County Regional Housing Authority.** The amendment was moved, seconded and carried.

Article 8, as amended, came to a vote and passed unanimously.

ARTICLE 9. Read by moderator. Moved and seconded. Steve Schwab made a motion to postpone indefinitely.

Article 9 came to a vote and was postponed indefinitely.

ARTICLE 10. Read by moderator. Moved and seconded. Article 10 was passed unanimously.

ARTICLE 11. Read by moderator. Moved and seconded. Article 11 was passed unanimously.

ARTICLE 12. Read by moderator. Moved and seconded. Article 12 was passed unanimously.

With no further business to come before this meeting. Mr. Poole declared it dissolved at 10:11 p.m.

A true copy. Attest:



Margaret T. Orlando.
Town Clerk
June 14, 2005