

**Tisbury Finance & Advisory Committee
at the Emergency Services Building
6:30PM, Wednesday, April 4, 2018**

Present: Chair – Jeff Kristal, Pamela Brock, Nancy Gilfoy,
Jynell Kristal, Mary Ellen Larsen,
Town: Treasurer Jonathon Snyder, DPW Director Ray Tattersall,
Planning Board* – Cheryl Doble, Patricia Harris,
Dawn Bellante Holand, Paul Munafo,
Others: Recorder Marni Lipke * Late arrivals or early departures

• Call to Order

The Tisbury Finance and Advisory Committee (FinCom) was called to order at 6:35PM. *(Recorder's Note: Discussions are summarized and grouped for clarity and brevity.)*

• **Reserve Fund Transfer – Department of Public Works (DPW)**

(See documents on file.)

• This was a yearly housekeeping article to allow Snow & Ice deficit spending. The current overage was \$13,740.16. Since the Department of Public Works (DPW) was understaffed it had been successfully working well with private contractors. There was a discussion on businesses' responsibilities to clear sidewalks, particularly in the downtown district.

• *JYNELL KRISTAL MOVED TO AUTHORIZE OVERSPENDING ON SNOW AND ICE; MARY ELLEN LARSEN SECONDED; MOTION PASSED UNANIMOUSLY: 5 AYES, 0 NAYS, 0 ABSTENTIONS.*

• Winter storm damage particularly along Franklin St. had overspent the Tree Warden budget by ~ \$5,000 and there might be one or two outstanding invoices. Further work was estimated at \$20,000 (see documents on file). The DPW collaborated with Eversource on some work. The FinCom asked about the current Reserve Fund balance.

• *NANCY GILFOY MOVED TO AUTHORIZE A \$25,000 RESERVE FUND WITHDRAWAL AS REQUESTED BY THE DEPARTMENT OF PUBLIC WORKS TO BE TRANSFERRED TO THE TREE WARDEN BUDGET; PAMELA BROCK SECONDED; MOTION PASSED UNANIMOUSLY: 5 AYES, 0 NAYS, 0 ABSTENTIONS.*

• **Review Voter Guide**

• Marni Lipke apologized for her error in misreporting the FinCom's recommendation on the Martha's Vineyard Regional High School (MVRHS) Stabilization Fund article (see documents on file).

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The FinCom praised the Voter Guide and reviewed it for typos and corrections.

- The Capital Funds Steeple Repair (Article 5G) had been reduced to \$200,000.
- Article #11 Beach Rd. Eminent Domain was withdrawn,
- as would be Special Town Meeting (STM) Article #20 Rental Registration—due to being superseded by State Law.

- The FinCom agreed to print 500 copies of the Voter Guide.
- The FinCom considered whether to vote a recommendation on a ballot question, in this case the Tisbury School Project Bond Exemption.
- *PAMELA BROCK MOVED THAT THE TISBURY FINANCE COMMITTEE RECOMMEND APPROVAL OF **BALLOT QUESTION #1 TO EXEMPT THE TISBURY SCHOOL CONSTRUCTION BOND FROM PROPOSITION 2 ½**; NANCY GILFOY SECONDED; MOTION PASSED **UNANIMOUSLY: 5 AYES, 0 NAYS, 0 ABSTENTIONS.***

- Planning Board (See 3/22/18 Minutes p.2 & 4 #10, 11, 14.)

The Tisbury Planning Board convened at 7:14PM.

The Planning Board explained the proposed multi-unit bylaw amendment in terms of its goal to facilitate affordable housing projects within the Vineyard Haven village.

- The current bylaw linked regulation to cluster housing that was designed to preserve open space by condensing units located on large tracts of land. However Tisbury had very little such large tracts left and the goal was to preserve them by integrating units into the village itself close to utilities, transportation, etc. Consequently the Board eliminated the cluster link.

- The amendment was thoughtfully crafted to avoid opening the door to further problems by retaining Board of Health (BOH) septic restrictions, zoning controls, requiring a special permit and emphasizing the character of the neighborhood, while relaxing space restraints, setbacks, parking, etc. for those projects with 25% affordable (80% or less Average Median Income—AMI) and 25% community (150% AMI) units.

- The zoning amendment was a Housing Production Plan (HPP) recommendation to meet identified needs and was also drafted to avoid cumbersome, restrictive 40B applications. Current bylaws discouraged or prevented residents from filling these needs and a Planning Board member referred to the change as a “legacy bylaw” to encourage affordable housing for Tisbury residents. The model was a Main St. project proposed by John Abrahms of South Mountain.

- Affordable and community units would be deed restricted and monitored for income eligibility by the Dukes County Regional Housing Authority (DCRHA).

- The FinCom raised a number of issues.

- Building Inspector Ken Barwick had no comments either positive or negative.

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- The units were mostly rentals, which were in high demand (as shown by the DCRHA waiting list).
- Waivers were not automatic. Future Planning Boards were given clear guidelines and process on special permitting, emphasizing, architecture, neighborhood style, building massing, visibility from street, etc.
- Other measures to facilitate affordable housing were less effective and addressed other aspects of the problem; for example allowing construction on sub-standard lots would produce only one unit at a time.
- This change did not address the growing elder housing problem or require American Disability Act (ADA) access, but the Planning Board noted it as the first step in an on-going process where the bylaws could be tweaked and evolved.
- *JEFF KRISTAL MOVED TO RECONSIDER THE MARCH 22, 2018 VOTE TO RECOMMEND STM ARTICLE #11 AMEND MULTIPLE FAMILY DWELLING UNITS ZONING BYLAW; NANCY GILFOY SECONDED; MOTION PASSED UNANIMOUSLY: 5 AYES, 0 NAYS, 0 ABSTENTIONS.*
- *JEFF KRISTAL MOVED THAT THE TISBURY FINANCE COMMITTEE RECOMMEND APPROVAL OF STM ARTICLE #11 ON **AMENDING THE MULTIPLE FAMILY DWELLING UNITS ZONING BYLAWS**; NANCY GILFOY SECONDED; MOTION PASSED **UNANIMOUSLY: 5 AYES, 0 NAYS, 0 ABSTENTIONS.***
- *Dawn Holand moved to adjourn the Tisbury Planning Board at 7:48pm; Cheryl Doble seconded; motion passed unanimously.*

• **Review Town Meeting Handouts**

- There were brief discussions on:
 - thanks to Community Preservation Committee (CPC) Chair Paul Munafo for his letter to the Town Moderator requesting headlines only for CPC Articles (see documents on file);
 - local share of a grant for the Seawall;
 - Other Post Employee Benefits (OPEB) liability funding;
 - Police Chief hiring procedures and consultants;
 - whether to schedule a meeting before Annual Town Meeting.

• **Adjourn**

- *NANCY GILFOY MOVED TO ADJOURN AT 7:59PM; JYNELL KRISTAL SECONDED; MOTION PASSED UNANIMOUSLY.*

Meetings/Events:

TFC - 6:30PM, Tuesday, April 10, 2018 at the Tisbury School Gym.

Tisbury STM/ATM – 7:00PM, Tuesday, April 10, 2017

continued >

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Action List:

- Jeff – sign and submit Snow & Ice and Reserve Fund Request forms.
- Nancy – print 500 copies of the Voter Guide.
- Agenda Items
- Minutes 2/14/18, 2/20/18, 2/21/18, 3/1/18, 3/22/18, 4/4/18

Documents on file:

- Agenda 4/4/18
- Kristal email re: Rental Bylaw 3/28/18
- Lipke email re: Incorrect Report 4/3/2018
- Kristal/Snyder email re: Dept. of Revenue Estimate of CPC Match for First Round in FY2019 4/3/18
- Kristal/Dietterich email re: Letter to Town Moderator 4/3/2018
- Munafo/CPC letter re: Headline Only Articles Request 4/2/18
- Snow & Ice Labor 10-4230--005200 (2 p.)
- Tree Warden 10-2940-005400
- The Tisbury Finance and Advisory Committee's Voter Guide, Special Town Meeting and Annual Town Meeting, Tuesday, April 10, 2018 (8 p.)

Minutes approved 4/10/18.