



**TISBURY SELECT BOARD MEETING MINUTES**  
**Wednesday, March 15, 2023 at 4:00 PM**  
**Roy Cutrer, John Cahill, Abbe Burt**

**HYBRID MEETING**

**SELECT BOARD MEMBERS PRESENT:** John Cahill, Roy Cutrer, Abbe Burt

**STAFF PRESENT:** John Grande, Town Administrator, Elena De Foe, Executive Assistant

**CALL TO ORDER**

Chair Cutrer opened the meeting at 4:00PM.

**ANNOUNCEMENTS**

Chair Cutrer announced that The Department of Public Works Main Street painting project will take place in April in conjunction with the businesses. Two days grinding and two days paving and brick work.

**DISCUSSION SESSION AND POSSIBLE VOTES**

*Reserve Fund Transfer for hybrid environment- IT Director*

Member Cahill asked if the same equipment is used throughout the Town.

Heidi Rydzewski explained that all the equipment is the same make and model.

**Cahill made a motion to recommend the reserve fund transfer to the Finance and Advisory Committee. Burt seconded the motion. Roll Call Vote. The vote was 3 in favor, 0 opposed, and 0 abstained.**

*Appointment, Building department, Inspector- Greg Monka*

Cutrer explained that this is a conditional local inspector appointment for six months.

Mr. Grande explained that once Mr. Monka's education is successfully finished he will be appointed as a conditional building inspector.

Greg Monka introduced himself. He previously worked for Island elderly housing. He comes with a strong background in the trades.

**Cahill made a motion to appoint Greg Monka as a conditional local inspector for a period of six months. Roll Call Vote. The vote was 3 in favor, 0 opposed, and 0 abstained.**

*Juneteenth Vineyard Haven Harbor Plans*

Skip Finley explained that they are trying to add another tourist weekend to the Island. The boat Amistad will be brought to the Island with sponsor money. It will be docked by Packer's Place. The Shenandoah and Amistad to be lined side by side and open for visitors. Both boats will be taking a tour of Edgartown harbor. There will be educators on the boat. They would like to have a reception at the dock area and have some beer and wine. Friday and Saturday the film society will show the movie Amistad a way to learn the history of the boat. There will be a tent where people can wait in case it rains.

Mr. Grande pointed that the Select Board office will have an offline talk with Mr. Finley regarding a One-day Alcohol License.

*EduComp Building Project, 4 State Road*

Xerxes Agassi stated this is his second time in front of the Martha's Vineyard Commission. He stated he has revised the language regarding housing in this updated project. Mr. Agassi would like to get the Board's support for the project.

Member Cahill asked what were the Martha's Vineyard Commission's concerns?

Mr. Agassi responded that the problem was the language of the housing offers. This time around we worked with Laura Selmer from the commission. The project includes affordable housing, staff housing, year-round leases, and local employer housing such as the Hospital. The scale of the project is really behind the existing building, so it is not really visible. The front will remain as is.

Cuter asked if there would be enough parking?

Burt likes the idea but is concerned with the size of the project and would like to have more information on the affordable housing units.

**Cahill made a motion to support the project. Burt seconded the motion. Roll Call Vote. The vote was 2 in favor, 0 opposed, and 1 abstained. Burt abstained.**

*Department of Marine Fisheries Requested Action, Vineyard Haven Inner Harbor*

Mr. Grande stated that there is likely temporary closure for shellfishing in the harbor. It is based on a visit to the harbor by the Department of Marine Fisheries and trying to keep shellfish away from people living on the boats nearby. Harbor Master and Shellfish Constable will update the board.

*Special Town Meeting Warrant*

Mr. Grande explained that the Article 6 Charter review process was discussed prior. It is a recommendation from the 2012 report. The committee will look at the government and the different boards, committee's officials and formalize the roles and responsibilities.

Ben Robinson stated the master plan did not see any conflict with this article. A concern was that the deadline is too short. A recommendation is to have some funds to support the committee with a professional.

Grande explained that the timeline is only an initial date. Clerical administrative support will be funded from the Select Board budget. It is not all going to happen in one fiscal year.

Article 7 is withdrawn.

Article 8 Grande recommended that the organizational assessment needs be revisited going forward. The Town will not be adding any new positions until an assessment is done. We don't want to add different positions if there is a different approach that needs to be taken. The administrative assistant we talked about being moved to Management position. The Town Clerk position the assistant will have duties that can be carried out in the absence of the Clerk. The position is not funded this year.

Cahill would like to be in sync with the organizational issues going on.

Burt is concerned with the increases in salary and the addition of new positions. There are assistants in the other two towns. And only if the person is an assistant town clerk can do them rather than the existing assistant to the town clerk.

Jon Snyder stated the witnesses to the bond signatures can only be done by clerk or assistant town clerk and not by the current position. An example of one of those duties.

Nancy Gilfoy asked if a study will be done next year?

Mr. Grande explained that the study will not be done next year. All the positions, even if there are increases in labor, are not new positions. He does not anticipate new positions next year.

*Articles to amend Zoning By-laws*

Mr. Robinson explained that there are companies that are selling fractions of properties similar to a time share. There was a similar court case on Nantucket. They have time share by law. They were fractional ownership and not a time share. We are just starting to see this on the Vineyard, and we are trying to get ahead of it. It is a way to share a single home that may otherwise sit empty. The problem for us is that this puts further pressure on the year-round housing.

Attorney Doneski asked if this came from a model in another community?

Mr. Robinson responded that this was drafted by Jonathan Silverstein, but it was taken from different communities. This will expand the market and increase the number of people that can come to our market. Robinson enforcement is always tricky. Currently there aren't any in Tisbury.

Gregory Leland stated he is aware of a handful of homes that are owned by organizations for example of the Firefighter's Association or 3 or 4 friends wanting to purchase a home to utilize at different times. How does this by-law affect them?

Robinson pointed out that there are two exceptions. One is that this doesn't apply to non-commercial groups, such as families, partnerships, associations, or trusts with divided interests or agreements in which the real estate is held and transferred within the family, partnership, association, or trust, as opposed to sold in fractional or divided interests on the open market.

Burt stated the Affordable Housing Committee has discussed it and is supportive to the amendment.

Grande expressed the concern of who is responsible for monitoring and informing this. If we are not clear to who is managing or informing, we should not move forward. I understand why we are doing this, but we have to make sure we have the resources to do it.

Robinson stated the enforcement is the building departments office just like any Zoning Bylaw.

Burt asked if an enforcement clause could be added?

Robinson stated he will try to report back before March 25th.

Mr. Doneski stated the question is of use not ownership. The monitoring could be done but that would not create an enforceable unity. It is how the property is used.

Article 16 There will be a separate short version.

*Ballot Question Martha's Vineyard Regional High School Feasibility Study*

Grande finance has confirmed we need a ballot question.

**Cahill made a motion to approve the ballot question for submittal to the town clerk with changes from town attorney. Burt seconded. Roll Call Vote. The vote was 3 in favor, 0 opposed, and 0 abstained.**

#### ADMINISTRATIVE SESSION AND POSSIBLE VOTES

Meeting Minutes

January 30, 2023

**Burt made a motion to approve the minutes of January 30, 2023. Cahill seconded. Roll Call Vote. The vote was 3 in favor, 0 opposed, and 0 abstained.**

#### TOWN ADMINISTRATOR'S REPORT

#### PROSPECTIVE MEETINGS SCHEDULE AND AGENDA ITEMS

March 22, 2023

#### MEETING ADJOURNMENT

**Member Burt made a motion to adjourn the meeting. Vice-Chair Cahill second the motion. Roll Call Vote. The vote was 3 in favor, 0 opposed, and 0 abstained.**

The Meeting was adjourned at 5:12PM.

Meeting Minutes Recorded by Executive Assistant Elena De Foe,

Meeting Minutes Approved August 23, 2023



Roy Cutrer  
Chair



John Cahill  
Vice Chair

Abbe Burt  
Clerk