

Aquinnah Board of Selectmen
Minutes of Meeting 6/19/2012
Aquinnah Town Hall Selectmen's Mtg Room

Members present: Spencer Booker, Chairman, Beverly Wright, Jim Newman

Also present: Adam Wilson, Town Administrator; Police Chief Randhi Belain, Hugh Taylor, Wendy Swolinzky, Hollis & Robyn Smith, Sgt Paul Manning, Buddy Vanderhoop, Chip Vanderhoop, Barbara Bassett, Lynn & Susan Murphy, Mike Hebert, David Murphy.

The meeting began at 5:35 pm

Under old business was a review of the minutes from the Selectmen's meeting June 5th.

-Jim made a motion to accept the minutes as presented, Beverly seconded.

The Board voted 3 – 0 in favor. The motion passed.

-Next on the agenda was the continued meeting from June 5th dealing with the Menemsha Lot Leases. Spencer said the goal was to get everyone into a new lease. There was discussion about the lease being for 10 years. Buddy talked about the rent going up to \$500 would open a window where anyone could bid on the lots. He said that is why the rent has always remained the same at \$450. There was discussion about what Chilmark tenants pay for their lease lots. Mike said when he was on the board he was counseled by Ron (Rappaport) that a rent of \$500 or more would trigger an open bidding process.

-Adam stated that having 5 year leases is consistent with other leasing arrangements the Town has with the Cliff Lots and the Homestead. He said the proposed lease does have a provision allowing an extension of the lease for five more years.

-There was discussion about correspondence dealing with the renewal process and who would contact who. Hugh brought up the grandfathered use issue. He was concerned his use (bike ferry) could be taken away because it's not a commercial fishing activity. Adam stated that the proposed leases are a continued arrangement the Town has with those present and that current uses, which have been accepted for many years, can continue. If a lot were to become available, the new applicant would have to have a lease approved by both Chilmark & Aquinnah under the 2 Town Menemsha Creek Agreement.

-Wendy brought up the non sharing language in the Assignment & Subletting section of the lease as not being practical to the day to day operations that occur among leaseholders. Beverly said there's a difference between sharing and subletting. Hugh said the Creek is a tight spot and so often the docks have to be shared. Buddy said he's already in a subletting situation which he told the selectmen about 3 years ago where another individual books charter fishing tours from the overage of his business. Different scenarios involving sharing were talked about.

-The subject of the raise in rent came up again. Adam said he will check with Town Counsel on the raising of the rent issue.

-Chip asked about the use of two lots by one person. He asked about two leaseholders sharing and the restriction of a leaseholder having no more than one lot to lease from the town. Wendy talked about how all her boats are on her leased lot but she does store supplies and has telephone service in the adjacent shed that is on Camille's Lot. She talked about the "sprawl" of her business into the next lot and that it is an "improvement" of her lot since it has been unused for a number of years.

-Spencer read a letter from Camille into the record (See Attachment A).

-Adam brought up the expanded use of the "book a boat" business onto Camille's Lot. He pointed out that her letter states that she intends to reestablish a bait shop when none has existed for many years. He asked Wendy if

this type of shop and the storage of her equipment can coincide in the small shed. She said she didn't need the shed to store her life jackets but she does need the phone that is in the shed. She also said having the shed is convenient for keeping all the paperwork that goes with running the boat rental business. She talked at length of how her business has developed over the years.

-There was discussion about Camille needing to have a business going in order to have a lease. Questions were raised as to her health being a factor in running a business from the lot and if someone can do it for her.

-Beverly brought up the idea of swapping lots. Hugh pointed out that there's only 38 feet to work with. There was discussion about the Chilmark agreement and how that town has required their lot holders to be commercial fishermen. Adam asked who currently holds a commercial fishing license. Hollis & Buddy raised their hands. Adam said that because there are others on a waiting list who want to utilize the lots for commercial fishing, none of the lots are to go unused. If Camille states that she will reestablish her bait shop, a statement she has claimed in the past but has not come to fruition, Allow her to have a one year lease so that the shop has clearly been reestablished and then extend it for more years after that.

-Susan Murphy talked about Lynn having a lease in 1981 and before that going back to 1951 with the state. She said that prior leases with the Town have been as much as \$1,500 dollars so to only pay \$500 is absolutely fine. She is grateful to have the security of a lease so that improvements to her shed can go forward knowing they have a five year arrangement with the town.

There was discussion about the rent being \$500 or more.

-Beverly made a motion to approve 5 year leases to Buddy, Wendy, Hugh and Hollis and Lynn.

Jim seconded.

The Board voted 3 – 0 in favor. The motion passed.

-Beverly made another motion to approve a 1 year lease for Camille. Jim seconded.

The Board voted 3 – 0 in favor. The motion passed.

-Spencer made a motion to rescind the original vote to raise the rent back to \$450 from the original vote of \$500.

Jim seconded.

The Board voted 2 – 0 – 1 in favor. The motion passed.

Next on the agenda was a report from Barbara Bassett about the parking at West Basin. She showed pictures of trucks with trailers attached taking up 2 - 3 parking spaces. There was discussion about the parking spaces that are public. She showed more pictures of different types of trailers that get parked. She pointed out that these parking situations occur early in the morning. Jim talked about having a system of getting the trailers unhitched. There was back and forth discussion about where to park everything.

The Board decided to take the issue under advisement.

-Next on the agenda was Durwood Vanderhoop's meeting with the Board to show a planned design to upgrade drainage along a section of Old South Rd. He said that the Bureau of Indian Affairs needs a sign off so the project can go forward. He did say there might be a future connection of tribal housing to Old South Rd but it's a long way off in terms of that coming to fruition. Spencer signed the proposed plans.

-Next on the agenda was David Murphy's hiring as a new officer with the police department. Randhi asked his appointment be as a special officer for now and then after his training at the academy in the fall to be appointed as a full time officer.

Jim made a motion to have David appointed as a special police officer. Beverly seconded.

The Board voted 3 – 0 in favor. The motion passed.

The Board next took up employee reappointments. Adam presented a slate of people to be appointed for the 2012 – 2013 (See attachment 2). He asked that the Board withhold Margie Spitz and Angela Waldron's reappointments because he has not been able to complete the performance review process from last year and still needs a cosigned document from them. He said everyone else has complied with the policy of having a mutually agreed upon performance appraisal and to be consistent he wants Margie and Angela do the same.

The Board, by consensus, agreed to hold off on reappointing Angela and Margie until the July 3rd meeting.

Jim made a motion to reappoint everyone else on the slate as presented. Beverly seconded.

The Board voted 3 – 0 in favor. The motion passed.

-Adam gave his Town Administrator's Report.

- Request from Tax Collector Nonie Madison to extend vacation days into the next fiscal year
The Board voted 3 – 0 in favor. The motion passed.
- The Vineyard Conservation Society is having its annual meeting July. Selectmen are invited.
- Five resumes came back by the deadline for the Community Review Board Admin Assistant
- Town Accountant reports to have her Admin Clerks position filled by September

-There was discussion about departmental hiring and who was eligible to sit in on interviews. Mike talked with the Board of the personnel concept where Selectmen are responsible for department head hiring and then those people have that job to do for those they will supervise. There was discussion about who was involved in interviewing for the new patrolman's position. Beverly asked about who would sit in on the interviews. There was policy about involving the Personnel Committee in the interview process. Adam said that a member of the Committee (Alex Taylor) did sit in on the interviews for the patrolman.

Jim made a motion to adjourn. Beverly seconded.

The Board voted 3 – 0 in favor. The motion passed.

The meeting ended at 7:10 pm.