

Selectmen's Meeting
March 3, 2014
4:00 pm

A meeting of the Board was held on the above date in the meeting room of Town Hall. Members present were: Margaret Serpa, Chairman; Michael Donaroma; and Arthur Smadbeck. Also present was Ms. Pamela Dolby, Town Administrator.

At 4:00 pm Chairman Serpa opened the meeting. She first addressed an excavation application from Fenner Excavation to install sewer under Road to the Plains from Plain Field Way to Wilson Lane. It had been signed by all the required departments and was noted that they would drill under the road instead of digging it up.

Mr. Smadbeck moved to approve the application to excavate. Mr. Donaroma seconded. Unanimous.

Ms. Serpa then opened the discussion with the Katama Airfield Commission and the Board of Assessors. Present were Airfield Commissioners Jaime Craig, James Harrison, and Bob Stone; Board of Assessor members Alan Gowell and Larry Mercier; also present were Principal Assessor Joanne Resendes; Airport Manager Michael Creato; and Karen Fuller.

Ms. Dolby stated that they were all here to clarify the tax situation for the businesses at the airport.

Mr. Gowell stated that the Board of Assessors looked at the property as a business and sent the appropriate tax bills as required by the Department of Revenue.

Mr. Donaroma asked if this was any different than a regular assessment.

Mr. Gowell responded that it's mostly commercial and 25% residential. Currently they are taxed on 1.5 acres which was based on zoning and the minimum lot size. That does not include the runways which are not taxed. He had noticed that the draft RFP says 2 acres.

Mr. Stone stated that the current lease does not include taxes. He thought there should be a reduction in rent if they need to pay taxes.

Mr. Smadbeck stated that it seems like there is a requirement for the business part to be taxed.

Mr. Craig asked where the 2 acres came from. He asked if it was taken as the area not in the Conservation Restriction. He also asked what uses were taxable. He also thought reducing the rent to make up for the taxes would be a logical idea.

Ms. Dolby asked Ms. Fuller where the 2 acres came from.

Ms. Fuller believed it had been taken as the area not included in the Conservation Restriction.

Mr. Creato stated that his lawyer, Rob McCarron, had said that the manager did not have to pay taxes because he did not have exclusive use of the property. The public is allowed on most of the property.

Ms. Serpa asked if the lease is for the whole year.

Mr. Mercier replied yes.

Mr. Craig responded that it was not attended in the winter but people can land.

Mr. Creato stated that it was occupied by equipment, etc. year round, but open seasonally.

Ms. Resendes stated that there is not clear plan that shows which parts are used commercially, therefore they used the minimum zoning. If they had a clear plan it would be more accurate.

Ms. Fuller stated that the lease states that it includes the land.

Mr. Creato suggested a caveat in the RFP stating that it could be adjusted for taxes.

Ms. Resendes stated that they will tax according to the lease.

Mr. Smadbeck asked what effect the lease will have on taxes.

Ms. Resendes responded that it was not the Assessor's job to figure that out.

Ms. Dolby tried to summarize. Any property with commercial use needs to pay taxes on their commercial area. These areas would be the restaurant and the red top hangar and the land underneath them.

Ms. Resendes stated that the town doesn't have a lease with the restaurant. It is subleased from the manager.

Ms. Serpa stated that they would work on the RFP to clarify the taxable areas and who was responsible for paying the taxes.

Ms. Serpa then moved on to the Chappaquiddick Wireless Committee. Present were: Georgiana Greenough, Will Geresy, Roger Becker, Margaret Knight, Peter Wells, Bob and Fran Clay, and Claire Thacher.

Mr. Smadbeck stated that the RFP for DAS on Chappaquiddick has now gone out for bid several times to which there have been no responses. It is now time to be more open to other types of system.

Mr. Becker stated that he doesn't think there is any support for a tower on Chappy. He believed that was the consensus of the whole committee that they only want DAS. He didn't want to sound like a NIMBY, but he only wants DAS.

Mr. Smadbeck stated that he had emails from members of his own committee saying that it was time to expand the RFP to include towers.

Mrs. Clay stated that they had a list of 30 developers and had sent out a questionnaire. They had not received many responses. It was hard to get an answer why no one wanted to install DAS.

Mr. Geresy stated that some members were being excluded from meetings. He has supported DAS in the past. It has been over 3 years and was now time to try something different to get wireless service on Chappaquiddick. He supported sending out a new RFP with all possible technologies included.

Ms. Serpa stated it was an RFP. Any proposals could be rejected.

Mr. Clay stated that he didn't disagree with anything said already. He was frustrated that the RFPs were not getting a response. He wanted to form a subcommittee to use a new consultant.

Ms. Greenough stated that they have a consultant who helped with writing the RFP. The main reasons no one has responded is because it is too small of a project, it's too expensive, and they don't want to invest in such a sparsely inhabited area.

Ms. Serpa stated that she does not want to hire another consultant. She asked if the RFP could be changed.

Ms. Greenough responded that it could.

Mr. Donaroma stated that, as a business owner, if a project is not economical, he would just not be interested. The Committee is spinning their wheels. Something needs to change.

Ms. Serpa stated that they would give it a week for Ms. Greenough to call some more contacts and would discuss it again at the next meeting. It was scheduled for March 10th at 4:15.

The Board then approved the following items:

The minutes of 2/18.

A travel voucher for the Police Department.

The Annual and Special Town Meeting Warrants for April 8, 2014.

The 4th of July parade application to Mass DOT.

A One Day Liquor License for the Firemen's Association.

Used Car Dealer Licenses for Cars Unlimited and Airport Fuel Services.

The Kelley House St. Patrick's Day Parade route.

For Soigne to close from 3/10-4/11

The Board appointed Andrew Kelly to the Historic District as an Alternate Member.

The Board signed the contract for LED street lights.

At 4:58PM Mr. Smadbeck moved to adjourn. Mr. Donaroma seconded. Unanimous.

Approved:

Margaret E. Serpa, Chairman

Arthur Smadbeck

Michael J. Donaroma
Board of Selectmen

Respectfully submitted,

Kristy Rose
Assistant