

Selectmen's Meeting
February 3, 2012
12:00 P.M.

A Meeting of the Board was held on the above date in the Fred B. Morgan Jr. Meeting Room, Town Hall. Members present were Arthur Smadbeck, Chairman, Margaret E. Serpa and Pamela M. Dolby, Town Administrator; Affordable Housing Committee members: Mark Hess, Melissa Vincent, Tim Rush, Robert Clay and Christina Brown.

The Selectmen voted to nominate Mort Fearey to the OPEB Pooled Trust Investment Committee.

The Selectmen voted to accept \$5000.00 from the Barnes Family under MGL Chapter 44 Section 53A. This money was received by the Town today and will be used to reimburse the Dredge Account for salaries and other related expenses to said project. This project is being scrutinized by the Conservation Commission and Dredge Committee as there were no permits issued.

The Board voted to sign a new Form 43 for the Main Street Diner.

The Board began a discussion with the Affordable Housing Committee regarding a contract increase the Committee wants to sign with their Assistant. The contract gives the Assistant an increase from \$4000.00 per house sold in the "buydown" program to \$5500.00 per house sold. The Selectmen had an issue with this increase.

Mr. Hess said that after reviewing the hours spent on each house they felt the increase was warranted.

Ms. Serpa felt that the Assistant took the job knowing the amount was \$4000.00 per house and it should stay at that amount.

Mr. Smadbeck asked what the Assistant was being paid per hour.

The answer was \$20.00.

Mr. Smadbeck replied with the figure of 200 hours per house?

There followed a discussion of the responsibilities and an agreement that someone needs to keep track of the time, tasks, administrative duties, and buydown duties.

Mr. Rush said the first few closings were difficult.

Mr. Smadbeck pointed out the liability factors in having someone act as a real estate agent, home inspector, and lawyer. He went on to say that buyers should be encouraged to hire their own agents.

Following much discussion it was agreed to leave the fee at \$4000.00 and take a look at the administrative end of the program.

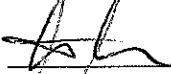
There was a discussion about buying land and letting people build their own houses. It was agreed that the Committee might have to go back to the Martha's Vineyard Commissioner to get the Field Club condition changed.

There was a brief discussion about the Housing Needs Assessment and the Board of Selectmen agreed to look at it again.

The Affordable Housing Committee gave the Selectmen an update on the Meshacket project.

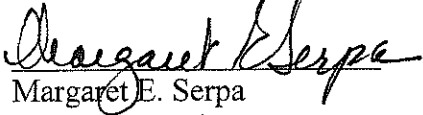
The meeting ended at 1:16 p.m.

APPROVED:



Arthur Smadbeck, Chairman

Michael J. Donaroma



Margaret E. Serpa
Board of Selectmen

Respectfully submitted,

Pamela. M. Dolby
Town Administrator