

**MARTHA'S VINEYARD REGIONAL HIGH SCHOOL**  
**Land Use Sub Committee Meeting**  
**&**  
**MVRHS School Committee Joint Meeting**  
**Monday, January 10, 2022 at 5:30 pm**  
**Zoom**

Present

MVRHSC: Chair – Amy Houghton, Vice Chair – Kelly McCracken, Kimberly Kirk, Skipper Manter, Kathryn Shertzer, Michael Watts  
Land-Use: Skipper Manter, Kathryn Shertzer, Michael Watts  
Others/Staff: Principal – Sara Dingley, Assistant Principal – Jeremy Light, Finance Director – Suzanne Cioffi, Coordinator of Pathways and Special Projects – Samuel Hart, Martha's Vineyard Community Services (MVCS, Inc.) – Beth Folcarelli/Chief Executive Officer, Harbor Homes MV (HHMV) – Lisa Belcastro/Shelter Coordinator  
Supt.'s Office: Superintendent – Matthew D'Andrea, Asst. Superintendent – Richie Smith, Director of Student Support Services – Hope MacLeod, School Business Administrator – Mark Friedman  
Towns/County: Oak Bluffs – Maura McGroarty, Tisbury – Mary Ellen Larsen  
Press: MV Times – Lucas Thors, Vineyard Gazette – Louisa Hufstader  
Recorder: Teresa Kruszewski

**Call to Order:**

(Agenda Item #I)

The meeting of the Martha's Vineyard Regional High School Committee (MVRHSC) was called to order at 5:32 PM by Chair Amy Houghton. The meeting was recorded; video cameras were asked to be turned off except for MVRHSC members or Administrators or when actively participating; attendees were asked to identify themselves with first and last names; the chat feature was turned off.

The meeting of the Martha's Vineyard Regional High School (MVRHS) Land Use Sub-Committee was called to order by Kathryn Shertzer at 5:33 PM on Monday, January 10, 2022.

*(Recorder's Note: Discussions are summarized and grouped for clarity and brevity).*

**MV Community Services Request - Host Homeless Shelter Discussion/Possible – Vote:** (Agenda Item #II)

Chair Houghton thanked Beth Folcarelli and Lisa Belcastro for the updated information provided to the Committee. The MVCS and HHMV ensured all of the needs were met to operate in this space, including communication with the Building Inspector, Board of Health (BOH), Fire Department and Emergency Medical Services (EMS).

**Discussion:**

- ❖ The required registration form did not seem complete; it didn't ask for background information related to a criminal record or registered sex offenders. HHMV did not ask for that information; the Police and MVCS were familiar with all guests and would know their histories.
- ❖ Principal Sara Dingley was concerned this lease was being screened, as it was not done with others.
- ❖ Safety and security issues were expressed that overnight/living on the premises differed from other use. Ms. Belcastro said that guests were supervised the entire time they were within the facility, two staff were on campus at all times with heightened supervision inside and outside the building.
- ❖ The maximum capacity each night would be 20; staff plus 12 - 15 shelter guests.
- ❖ The agreement allowed the MVRHSC full control, to end the relationship with a School Committee vote, giving HHMV five days' notice. Committee Members wanted Superintendent Matthew D'Andrea to have authority to

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suspend operations at any time; a motion to amend the consent is defined below.

- ❖ Superintendent D’Andrea said the attorney had been involved throughout the process. Documents were drawn up for the consent for MVCS to change the use of the building and to name the District and MVCS as insured.
- ❖ All staff of HHMV were Massachusetts Criminal Offender Record Information (CORI)’d, guests were not.
- ❖ Ms. Belcastro said this would become the only shelter; all the other spaces were too small.
- ❖ Ms. Folcarelli said this request was for one season only. Future use of Building A had not been determined; currently the second floor was used as administrative office space.
- ❖ Items were collected from guests upon entry including cigarettes, marijuana and pocket knives; these items among others, were not allowed in the sleeping space.
- ❖ The last night of occupancy for guests would be March 31, 2022.

*(Please see document on file for additional discussion points: Land Use Sub-Committee January 3)*

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**CONSENT TO REQUEST FOR CHANGE IN ACTIVITY/USE OF PROPERTY AND REQUEST TO ASSIGN RIGHTS FROM MARTHA’S VINEYARD COMMUNITY SERVICES, INC. TO HARBOR HOMES OF MARTHA’S VINEYARD, INC.**

Re: Portion of 111 Edgartown Road, Oak Bluffs, NA (ground floor of former Early Childhood Center)

Proposal of Martha’s Vineyard Community Services, Inc. (“Community Services”) to lease a facility to Harbor Homes of Martha’s Vineyard, Inc. (“Harbor Homes”), including a change in use/activity with regard to lease of facility (“Proposal”)

The Martha’s Vineyard Regional School District (the “District”), lessor in that certain Lease Agreement with Martha’s Vineyard Community Services, Inc. of a 4.9 acre parcel of land located at 111 Edgartown Road, Oak Bluffs, Massachusetts, in which Martha’s Vineyard Community Services, Inc. is the lessee (“Community Services”), hereby consents to the request by Community Services to temporarily lease to Harbor Homes a certain portion of the leased property, namely the ground floor of the former Early Childhood Center, and temporarily change the permitted activity/use of that portion of the leased property, all in accordance with the information provided by Community Services to the District as set forth in the above-referenced Proposal, which is attached to and incorporated by reference in this Consent, such consent of the District to be subject to the compliance by Community Services and Harbor Homes of Martha’s Vineyard, Inc. with the Conditions set forth on Attachment A.

Martha’s Vineyard Regional School District

By: \_\_\_\_\_  
Duly Authorized

Date: January \_\_\_\_\_, 2022

*(Please see document on file for attachment A: Consent with Conditions)*

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**Proposed Vote of School Committee authorizing use of portion of property as a shelter subject to conditions:**

MOTION: To consent to the proposal of Martha’s Vineyard Community Services, Inc. to temporarily lease a certain facility consisting of that portion of the property located at 111 Edgartown Road, Oak Bluffs which is located on the ground floor of the former Early Childhood Center, to Harbor Homes of Martha’s Vineyard, Inc., including a temporary change in use/activity with regard to that portion of the facility, such consent to be subject to the conditions shown on the attached consent form; and to authorize Matthew D’Andrea, Superintendent, to sign such consent form, or a form substantially similar thereto, on behalf of the School Committee.

*SKIPPER MANTER MOVED TO AMEND THE MOTION TO CONSENT TO INCLUDE THE FOLLOWING LANGUAGE: THE SUPERINTENDENT HAS THE AUTHORITY TO SUSPEND OPERATIONS AT ANY TIME, POSTING A MVRHSC MEETING WITHIN 24 HOURS TO MEET WITHIN 5 DAYS, TO CONSIDER ANY TYPE OF CHANGE; AMY HOUGHTON SECONDED; MOTION PASSED UNANIMOUSLY: 6 AYES, 0 NAYS, 0 ABSTENTIONS. MS. HOUGHTON—AYE, MS. KIRK—AYE, MR. MANTER—AYE, MS. MCCRACKEN—AYE, MS. SHERTZER—AYE & MR. WATTS—AYE.*

*MICHAEL WATTS MOVED TO ACCEPT THE MOTION TO CONSENT, DETAILED ABOVE, WITH THE AMENDED LANGUAGE; AMY HOUGHTON SECONDED; MOTION PASSED UNANIMOUSLY: 6 AYES, 0 NAYS, 0 ABSTENTIONS. MS. HOUGHTON—AYE, MS. KIRK—AYE, MR. MANTER—AYE, MS. MCCRACKEN—AYE, MS. SHERTZER—AYE & MR. WATTS—AYE.*

**Adjournment:**

(Agenda Item #III)

*KATHRYN SHERTZER MOVED TO ADJOURN THE LAND USE SUB-COMMITTEE MEETING AT 6:25 PM; SKIPPER MANTER SECONDED; MOTION PASSED: 3 AYES, 0 NAYS, 0 ABSTENTIONS: MR. MANTER—AYE, MS. SHERTZER—AYE & MR. WATTS—AYE.*

*KATHRYN SHERTZER MOVED TO ADJOURN THE MVRHSC MEETING AT 6:26 PM; SKIPPER MANTER SECONDED; MOTION PASSED UNANIMOUSLY: 6 AYES, 0 NAYS, 0 ABSTENTIONS. MS. HOUGHTON—AYE, MS. KIRK—AYE, MR. MANTER—AYE, MS. MCCRACKEN—AYE, MS. SHERTZER—AYE & MR. WATTS—AYE.*

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**Meetings/Events: (by Zoom)**

- TBD

**Documents on File:**

- 1) Agenda Land Use 1.10.22
- 2) Consent with Conditions
- 3) Proposed Vote
- 4) 2021 registration form & expectations
- 5) 2021 staff handbook 11 16 21
- 6) shelter proposal Jan. 10

**Respectfully submitted,**

  
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**Teresa Kruszewski – Recorder**

February 8, 2022  
\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Amy Houghton – MVRHSC Chair**

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Matthew D'Andrea – MVRHSD Superintendent**

\_\_\_\_\_  
**Date**

*Approved February 7, 2022*