

MARTHA’S VINEYARD REGIONAL HIGH SCHOOL
Land Use Sub-Committee Meeting
Monday, January 3, 2022 at 5:30 pm
In Person Meeting for Committee Members - Culinary Arts Dining Room
Zoom Link for Participants Below

Present: Chair – Kris O’Brien, Roxanne Ackerman, Skipper Manter, Kathryn Shertzer, Michael Watts

Others/Staff: Principal – Sara Dingley, Assistant Principal – Jeremy Light, Coordinator of Pathways and Special Projects – Samuel Hart, Finance Director – Suzanne Cioffi, Facilities Director – Mike Taus, Harbor Homes MV (HHMV) – Karen Tewhey/Executive Director, HHMV – Lisa Belcastro/Shelter Coordinator, Martha’s Vineyard Community Services (MVCS, Inc.) – Beth Folcarelli/Chief Executive Officer

Supt.’s Office: Superintendent – Matthew D’Andrea, Asst. Superintendent – Richie Smith, School Business Administrator – Mark Friedman

Towns/County: Oak Bluffs – Maura McGroarty

Recorder: Teresa Kruszewski

**Late arrivals or early departures of Sub-Committee members (see * in text)*

Call to Order: (Agenda Item #I)

The meeting of the Martha’s Vineyard Regional High School (MVRHS) Land Use Sub-Committee was called to order by Chair Kris O’Brien at 5:32 PM on Monday, January 3, 2022. Participation was available remotely by Zoom. To preserve bandwidth, it was suggested that participants join via the Zoom audio and reserve video links for Committee members and administration. In order to facilitate the technology, the meeting was recorded.

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

MV Community Services Request - (Agenda Item #II)

Use of “Building A” as night shelter from January 2022 - March 31, 2022:

Beth Folcarelli explained that MVCS had a vacant building on their campus as a result of the Early Childhood Center moving to its new location; she thought hosting the HHMV and the homeless shelter would be an effective way to use the space. This larger space would provide relief to the program and easily accommodate 12-15 guests; it was well equipped to handle both men and women with separate rooms, which other locations could not. Officials from Oak Bluffs (OB), including the Fire Department, had visited and advised both MVCS and HHMV on how to prepare the space for this use.

Ms. Folcarelli said this was brought to the Committee for approval, to work out the necessary details for the “change in use” of the existing lease.

Superintendent Matthew D’Andrea said the assumption was that an agreement would be made between MVCS and the organization running the shelter; the District would put conditions on the use of the land for this purpose and be included in the document. Additionally, MVCS would sign a letter describing the proposal in detail and a *Form of Consent* with the conditions. All would be finalized with MVCS and the District attorneys as soon as the MVRHSC gave approval, it would move quickly.

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Karen Tewhey said she was very excited about the possibility of moving to the site; it would provide relief to the existing program, to improve quality of service and consistency, a short term request through the end of March.

Principal Sara Dingley asked if there would be service opportunities for students to engage with this group.

Discussion/Questions:

- ❖ Could having a homeless shelter next to a school be a problem?
- ❖ What were the District's guidelines for subletting, was this permitted?
- ❖ With a change of use, would the Martha's Vineyard Commission and the OB Board of Health (BOH) need to be contacted for change of flow; sewer and water use?
- ❖ What impact would this have on wastewater?
- ❖ How does the OB Police Department and the Emergency Medical Services (EMS) feel about the potential of additional services due to this new location?
- ❖ This request was for a "temporary" situation, but the decision would be setting a precedent, and needed to be vetted thoroughly for the future.
- ❖ Concern was expressed about cross-over with students heading in and out of school. Overlap was anticipated to be mostly in the morning, other than hockey and swim team activity.

MVCS & HHMV Response:

- HHMV has history with the town of OB and their services; they have a great relationship with all, as this group was located at Good Shepherd Parish in prior years.
- The OB BOH has checked the site and given approval.
- Concerns about wastewater/sewerage: two bathrooms and dish-washing only; showering and laundry was done off-site at St. Andrew's Episcopal Church in Edgartown. MVCS had 50%-60% of its staff working from a home location due to COVID-19.
- Guests of the shelter were familiar with MVCS; many used the services provided by this organization. Guests traveled by bus, no one owned a car.

MICHAEL WATTS MOVED TO APPROVE THE REQUEST WITH THE CONDITIONS THAT SUPERINTENDENT D'ANDREA COMPLETE THE CONTRACTUAL REQUIREMENTS INCLUDING THE APPROPRIATE INDEMNIFICATIONS, AND TO CONFIRM WASTEWATER USE WOULD NOT EXCEED THE LAND-USE NUMBERS; THERE WAS NOT A SECOND - THE MOTION DID NOT MOVE FORWARD.

Chair O'Brien said they wanted to support this, but needed to understand all the aspects – the Committee was not willing to move forward without the details in place. It was agreed to schedule a meeting the following week for a vote, as time was of the essence. Superintendent D'Andrea asked for specific questions to work through, to ensure a rapid turn-around.

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Topics not reasonably anticipated by the Chair: (Agenda Item #III)
None.

Adjournment: (Agenda Item #VI)

SKIPPER MANTER MOVED TO ADJOURN THE LAND USE SUB-COMMITTEE MEETING AT 6:09 PM; KATHRYN SHERTZER SECONDED; MOTION PASSED: 4 AYES, 0 NAYS, 0 ABSTENTIONS: MR. MANTER—AYE, MS. O'BRIEN—AYE, MS. SHERTZER—AYE & MR. WATTS—AYE.

Meetings/Events: (by Zoom)

- Land Use Sub-Committee Joint Meeting with MVRHSC: January 9, 2022 at 5:30 PM.

Documents on File:

- 1) MVRHS Land Use SubCmte Agenda 1.3.22
- 2) MVCS Request for change in use of Building
- 3) 2021 staff handbook 11 16 21
- 4) 2021 registration form & expectations
- 5) MVCS request

Respectfully submitted,



Teresa Kruszewski – Recorder

March 13, 2023

Date

Kris O'Brien – Land Use Chair

Date

Richard M. Smith, Ed.D. – MVRHSD Superintendent

Date

APPROVED MARCH 13, 2023