

The meeting was called to order by the Moderator at 6:25pm who declared a quorum of 5% with 276 qualified voters present. All articles were duly moved, seconded and voted upon. There were four amendments from the floor. The meeting was adjourned at 10:22 pm.

**WEST TISBURY
COMMONWEALTH OF MASSACHUSETTS**

**WARRANT FOR
ANNUAL TOWN MEETING**

County of Dukes County, SS
To Either of the Constables of the Town of West Tisbury,

GREETINGS:

In the name of the Commonwealth of Massachusetts you are hereby directed to notify and warn the inhabitants of West Tisbury qualified to vote in elections and in Town affairs to meet in the **West Tisbury School**, Old County Road, in said Town on **Tuesday the Fourteenth day of April, Two Thousand Twenty-Six**, at **Six O’Clock** in the evening; then and there to act on the articles of this Warrant.

And to meet again in the West Tisbury Public Safety Building (North Tisbury Fire Station) in said West Tisbury on **Thursday, the Sixteenth Day of April, at Seven O’Clock** in the Morning at the Polling Place, then and there to act on Article 1 of the Warrant by the election of Officers on the Official Ballot.

The polls for voting on the Official Ballot will be **opened at Seven O’Clock in the Morning** and shall be closed **at Eight O’Clock in the Evening**.

QUESTION 1: Shall the Town of West Tisbury be allowed to assess an additional Three Million, Four Hundred Ninety-One Thousand and Ninety Dollars (\$3,491,090) in real estate and personal property taxes for the purpose of funding the Town’s Annual Operating Budget for the Fiscal Year beginning July First, Two Thousand Twenty-Six (2026).

QUESTION 2: Shall the Town of West Tisbury be allowed to exempt from the provisions of Proposition Two and One-Half, so-called, the amounts required to pay for the bond issued in order to pay additional costs of repairing and/or replacing the HVAC system in the West Tisbury Police Department, including removal of failed system components, installation of new components, and related repairs to the building and grounds (i.e., interior walls and ceilings, utilities, paving and landscaping, or any site improvements) incidental or directly related thereto, and all related borrowing costs?

ARTICLE 1: To elect the following Officers on the Official Ballot:

- Assessors (vote for 1) (Three year term)
- Board of Health (vote for 1) (Three year term)
- Constable (vote for 1) (Three year Term)
- Finance Committee (vote for 2) (Three year term)
- Library Trustee (vote for 2) (Three year term)
- Martha’s Vineyard Land Bank (vote for 1) (Three year term)
- Moderator (vote for 1) (One year term)
- Parks and Recreation (vote for 2) (Three year term)
- Select Board (vote for 1) (Three year term)
- Town Clerk (vote for 1) (One year term)
- Tree Warden (vote for 1) (One year term)

PASSED

ARTICLE 2: To hear reports of the Town Officers and Committees and act thereon.

- Beth Kramer for the Up Island Council on Aging
- John Christensen for the Improving Governance Task Force

ARTICLE 3: To see if the Town will vote to Raise and Appropriate such sums of money as may be necessary to defray Town Charges and Expenses for Fiscal Year 2027, provided, however, that the amount to be Raised and Appropriated is contingent upon a majority of voters casting a Ballot on Question 1 at the Annual Town Election, to be held April 16, 2026 voting in the affirmative to allow the Town to exceed its Proposition 2 ½, so called, spending cap by Three Million, Four Hundred Ninety-One Thousand and Ninety Dollars (\$3,491,090) (See the Budget published in the Town Report) **(RECOMMENDED 5-0)**

PASSED AS AMENDED

Line item 231-5600 reduced by \$41,051.41

Line item 311-5600 reduced by \$117,616.64

Line item 313-5600 reduced by \$31,901.68

Line item 527-5600 reduced by \$6,380.00

Final budget amount \$31,425,051.24

ARTICLE 4: To see if the Town will vote to amend the Personnel By-law at Section 27.3 (Year-Round Pay Schedule) and Section 27.4 (Seasonal Pay Schedule) to reflect a wage adjustment of 3.5% effective July 1, 2026. **PASSED (RECOMMENDED 5-0)**

ARTICLE 5: To see if the Town will vote to amend Section 27-1 of the Personnel Bylaw to add the following positions and grade changes to the Year- Round Classification Plan

New positions:

Library Collections Specialist at Grade 4

Library Assistant Director, stipended

Shellfish Constable at Grade 6

Payroll & Human Resources Admin at Grade 8

Grade changes:

Finance Director from Grade 9 to Grade 11

Assistant Treasurer from Grade 7 to Grade 6

PASSED UNANIMOUSLY

(RECOMMENDED 5-0)

ARTICLE 6: To see if the Town will vote to adopt M.G.L. c. 175M, Section 10, pertaining to the Massachusetts Paid Family and Medical Leave (PFML) program, and authorize the West Tisbury Select Board to take all necessary steps to implement PFML coverage, including the submission of required notices to the Department of Family and Medical Leave (DFML) and registration on Mass Tax Connect for contributions. By adopting M.G.L. c. 175M, Section 10, the Town is extending PFML benefits to town of West Tisbury employees. PFML is funded through employee and employer payroll tax contributions and benefits are paid from the state fund. Further, Section 17 of the Personnel Bylaw will be amended to add the following:

The following is a summary of the Massachusetts Paid Family and Medical Leave (PFML) law. It is provided for informational purposes and may not reflect any changes from time to time.

17.8 The PFML provides eligible workers up to 26 weeks of job-protected, paid time off for specific health or family reasons, with a maximum weekly benefit of \$1,230.39 in 2026. The amount may change annually. It covers medical leave for the employee's own serious health condition and family leave to care for family members or bond with a new child.

Key Aspects of the MA PFML Law:

- **Maximum Benefit & Duration:** Up to 26 weeks total per benefit year (20 weeks for medical, 12 weeks for family, with 26 weeks max for family member military service).
- **Weekly Payout:** The maximum weekly benefit for 2026 is \$1,230.39.
- **Job Protection:** Employers cannot fire, demote, or discriminate against employees for taking approved leave.
- **Funding:** Primarily funded through payroll contributions from employees and, in some cases, employers.
- **Usage:** Can be used for:
 - An employee's own serious health condition.

- Bonding with a new child (birth, adoption, or foster).
- Caring for a family member with serious health condition.
- Managing family affairs while a family member is on active duty.

Twenty-Seven Thousand Dollars (\$27,000) will be put into the town budget under employee benefits to cover the town's required contributions in FY 2027)

PASSED

(RECOMMENDED 5-0)

ARTICLE 7: To see if the Town will vote to adopt the provisions of M.G.L. c. 43C, Section 11, which authorizes the Town to provide, by bylaw, for a consolidated Department of Municipal Finance which may include the offices of accountant, treasurer collector and human resources/payroll, and further, vote to add the following bylaw shall be added to the General Bylaws, "Department of Municipal Finance" as follows. In summary, this authorizes the Town to add a Director of Municipal Finance who shall be appointed by and shall report to the Select Board:

Department of Municipal Finance

X.1 Department of Municipal Finance. There shall be a Department of Municipal Finance that shall be responsible for the (i) coordination of all financial services and activities of the Town; (ii) maintenance of all accounting records and other financial statements; (iii) payment of all obligations; (iv) receipt of all funds due; (v) monitoring of and reporting on all fiscal and financial activities of the town; and (vi) supervision of all purchases of goods, materials and supplies and maintenance of inventory controls. The department shall include the offices and functions of the Town Accountant, Treasurer/Collector, and Human Resources/Payroll;.

X.2 Director of Municipal Finance, Appointment. The Department of Municipal Finance shall be under the direct control and supervision of a Director of Municipal Finance, also known as the Finance Director, who shall be appointed by the Select Board for a term of three (3) years, and whose salary shall be fixed annually within the amount appropriated by the Town. The Director of Municipal Finance may be removed by the Select Board for cause.

X.3 Director of Municipal Finance, Duties and Responsibilities. The Director of Municipal Finance shall be responsible for the supervision and coordination of all financial personnel, tasks and activities of the department under the General Laws, the Town Bylaws and any applicable rules and regulations. The Finance Director shall hire all other personnel necessary to staff the Department of Municipal Finance, subject to approval by the Select Board. The Director of Municipal Finance may serve, ex-officio, as the accountant, auditor, comptroller, treasurer, collector or treasurer-collector of the Town; provided, however, that no Director of Municipal Finance shall serve, ex-officio, as both accountant, auditor or comptroller and treasurer, collector or treasurer-collector. The Director of Municipal Finance shall be responsible for coordinating the fiscal management procedures of the offices of the Treasurer/Collector, and Human Resources/Payroll and shall be the administrator of budgeting, including financial reporting, accountability and control, as well as an advisor to the Select Board, Finance Committee and all other Town departments, concerning financial and programmatic implications of current and future financial policies. The Director of Municipal Finance shall provide such assistance to the Select Board as shall request with regard to the preparation of the Town budget and capital plan.

PASSED

(RECOMMENDED 4-0)

ARTICLE 8: To see if the Town will vote to appropriate from Free Cash the sum of Twenty-Three Thousand Five Hundred Dollars (\$23,500) to hire a Payroll & Human Resources Administrator. This position will be funded by budget line 145-5120 in Fiscal Year 2027.

PASSED

(RECOMMENDED 5-0)

ARTICLE 9: To see if the Town will vote to Raise and appropriate the sum of Seventy-Eight Thousand Dollars (\$78,000) to be used toward the purchase and equipping of one (1) four-wheel drive police TRUCK/SUV in FY 2027.

PASSED

(RECOMMENDED 5-0)

ARTICLE 10: To see if the Town will vote to Raise and Appropriate the sum of Twenty Five Thousand Dollars (\$25,000) for the purchase and replacement of duty firearms for the West Tisbury Police Department, including service pistols, patrol rifles, and less lethal, along with any necessary accessories, ammunition, training, and equipment, or to take any other action relative thereto. **PASSED (RECOMMENDED 5-0)**

ARTICLE 11: To see if the Town will Appropriate from Free Cash Twenty-Five Thousand Dollars (\$25,000) for the purchase, installation and maintenance of Mobi-mats for the path at Lambert’s Cove Beach. **PASSED (RECOMMENDED 5-0)**

ARTICLE 12: To see if the Town will vote to Appropriate from Free Cash the sum of One Hundred Four Thousand Dollars (\$104,000) to contract with a Licensed Site Professional to address the State mandated PFAS tracking and removal project in Town. **PASSED (RECOMMENDED 5-0)**

ARTICLE 13: To see if the Town will vote to redirect the sum of Fifty Thousand Dollars (\$50,000) from Article 19 of the April 2022 Town Meeting, which remains unspent, which was to pay for the Howes House renovation that is not proceeding at this time. These funds will be used to pay for several small renovations to improve accessibility to the Howes House. **PASSED (RECOMMENDED 5-0)**

ARTICLE 14: To see if the Town will vote to Appropriate from Free Cash the sum of Eighteen Thousand Two Hundred Forty-Five Dollars and Thirty-Three Cents (\$18,245.33) to add to budget line 135-5120 Town Accountant Personal Services for the purpose of funding accumulated overtime. **PASSED (RECOMMENDED 5-0)**

ARTICLE 15: To see if the town will vote to Appropriate from Free Cash the sum of Eighty-Five Thousand Dollars (\$85,000) for the purpose of purchasing and equipping a truck for the Animal Control Officer. **PASSED (RECOMMENDED 5-0)**

ARTICLE 16: To see if the Town will vote to amend the zoning bylaws by adding “Section 8.5-2 (H) Temporary Moratorium on Service Businesses in RU District” to provide for a moratorium of six (6) months on the issuance of special permits for Service Businesses in RU District, as follows:

Section 8.5-2 (H) Temporary Moratorium on Service Businesses in RU District

1. **Purpose:** *There is a community need to establish a working group to comprehensively review Service Businesses in the RU district, and redraft Section 8.5-2 Non-Residential Uses in the RU and VR Districts, and related provisions, as they relate to Service Businesses. The Town has experienced an increase in the number of Service Businesses in the RU district, which has adversely affected the residential character of the RU district, and a result, the Town is conducting an analysis and/or comprehensive study to determine the impact of said activity on the general safety and welfare of the public, roadway infrastructure, water supplies, sewage disposals, and police, fire and emergency public safety.*

2. **Moratorium:** *No new special permits for Service Businesses shall be issued in the RU district for a period of six (6) months, except for applications already deemed complete, and renewals or modifications of existing special permits.*

3. **Working Group:** *The Working Group shall consist of five (5) to seven (7) West Tisbury residents appointed by the Select Board, with consideration given to including representation from the Planning Board, Zoning Board of Appeals, and residents who operate Service Businesses. The Working Group is charged with reviewing existing zoning bylaws and drafting comprehensive Service Business regulations that balance the preservation of residential character in the RU district with support for appropriate low-impact home-based Service Businesses. The Working Group shall submit recommended zoning bylaw amendments to the Select Board within six (6) months for inclusion in the warrant for the next Town Meeting.*

(NO ACTION, 2/3 VOTE REQUIRED)

MOTION TO POSTPONE UNTIL THE NEXT TOWN MEETING PASSED

ARTICLE 17: To see if the town will vote to amend Section 3.1, Section 14.2, and Section 8.5-2D by adding the following language in **bold italic** print:

●Section 3.1 Use Table:

RU VR MB LI

●Section 8.5-4D:

POOL HOUSE:

(a) Location. A pool house shall be sited within seventy-five (75) feet of the swimming pool it serves and shall comply with all setback requirements applicable to accessory structures in the zoning district.

(b) Prohibited Features. A pool house shall not contain:

- *Cooking facilities, including but not limited to stoves, ovens, cooktops, or permanently installed cooking appliances (exterior grills and refrigeration are permitted);*
- *Sleeping quarters or bedrooms.*
- *Interior dimensions or configurations suitable for use as an independent dwelling unit.*

(c) Permitted Fixtures. A pool house may include not more than one (1) water closet, one (1) hand sink or lavatory, and one (1) outdoor shower, provided all plumbing is connected to an approved septic disposal system.

(d) Distinction from Other Structures. A pool house is distinguished from a cabana, pergola, pavilion, or similar open-air structure by the presence of permanent walls enclosing at least fifty percent (50%) of the structure's perimeter.

●Section 14.2 Definitions In The Bylaw:

POOL HOUSE — *A permanent, roofed accessory structure with enclosed or partially enclosed walls, located on the same lot as and designed to serve a swimming pool. A pool house provides ancillary functions such as changing areas, storage of pool equipment and supplies, shelter, and sanitary facilities for swimmers, but shall not constitute a dwelling unit or habitable living space.* (NO ACTION, 2/3 VOTE REQUIRED)

PASSED YES 178 NO 0

ARTICLE 18: To see if the town will vote to amend Section 10.1-2 of the zoning bylaws by adding the text in *bold, italic* and deleting the ~~striken~~ text.

10.1-2 Demolition Delay for Residential Buildings

A. Purpose

The purpose of Section 10.1-2 is to conserve ~~existing~~ residential buildings and provide opportunities for their reuse. *The purpose of this Section is to establish a predictable process for reviewing requests to demolish residential structures in order to:*

1. *Establish an appropriate waiting period during which the Town and the applicant can propose and consider alternatives to the demolition of a building of residential value;*
2. *Minimize the quantity of demolition debris ending up in the landfill;*
3. *Create an incentive for reuse of residential structures;*
4. *Give interested parties an opportunity to acquire reusable residential structures.*

B. Buildings Residential Structures Subject To Demolition Delay

All ~~buildings proposed for demolition which contain residential uses~~ *residential structures proposed for demolition* shall be reviewed by the Zoning Inspector to determine whether they can be reused at another location. No demolition permit shall be issued for such ~~buildings~~ *residential structures*, unless:

1. The Zoning Inspector or Building Inspector determines that demolition is necessary to protect public health and safety or that the ~~building~~ *residential structure* cannot be reused due either to its condition or to physical barriers to movement, such as trees or narrow bridges or roadways; or

2. The applicant complies with the demolition delay procedure in Subsection ~~10.1-2(C)~~ C.

C. Demolition Delay Procedure

1. An application for a demolition permit shall be made to the Zoning Inspector and signed by the owner of record of the ~~building~~ **residential structure**. The demolition delay periods required by this Section shall run concurrently with any other required reviews.
2. Upon receipt of an application for a demolition permit, the Zoning Inspector shall determine whether the ~~building~~ **residential structure** can be moved and reused and shall notify the applicant within ~~fourteen (14)~~ **twenty (20)** days after the application filing date. ***The Zoning Inspector's determination shall also identify any potential physical barriers along likely routes of travel from the site, including but not limited to narrow roadways, low-clearance bridges, bridges with weight restrictions, overhead utility lines, or significant trees. Such identification shall be included in the written notification to the applicant and shall be made available to any person requesting information about the property.***
3. If the Zoning Inspector determines that the ~~building~~ **residential structure** can be reused, the applicant shall place a public notice in a local newspaper, ~~as follows~~. ***Public notice shall take place only after the Zoning Inspector determines whether the residential structure can be moved and reused in accordance with Subsection C.2 above. The notice shall read substantially as follows:***

INVITATION FOR LETTERS OF INTEREST REGARDING
AVAILABILITY OF HOUSE WHICH MUST BE MOVED FROM
CURRENT LOCATION: A house at [street address], intended for
demolition, is being made available to any interested parties subject to
the owner's conditions. The Zoning Inspector is accepting Letters of
Interest for ~~20~~ **30** days from the date of this publication. All interested
parties should submit a letter of interest to the Zoning Inspector. The
house must be moved within ~~50~~ **150** days of this publication.

4. *Notification to Martha's Vineyard Affordable Housing Organizations*

- (a) ***By certified mail and email, the applicant shall send a copy of the published notice to the Dukes County Regional Housing Authority (DCRHA) and the Affordable Housing Committee in each town on Martha's Vineyard, and notify the Zoning Inspector of having done so.***
- (b) ***The DCRHA and the Town Affordable Housing Committees shall have thirty (30) days from the date the applicant's notification was e-mailed or postmarked, whichever is earlier, to determine whether it or its assigns want the residential structure, and to so notify the Zoning Inspector. Such arrangements shall include a commitment to remove the residential structure within one hundred and fifty (150) days or such other time as is mutually agreeable.***

4.5. *Public Response Period*

A published copy of this notice shall be presented to the Zoning Inspector. Interested parties shall have ~~20~~ **30** days from the date of publication of the notice to respond in writing to the Zoning Inspector. If any bona fide letters of interest, as determined by the Zoning Inspector ***in accordance with the criteria set forth in Subsection C.6***, are received within the ~~first 20~~ **30**-day period, no demolition permit shall be issued for another ~~30~~ **150** days, ***subject to earlier termination as provided in Subsection C.7***. If no bona fide letters of interest are received within the ~~first 20~~ **30**-day period, a demolition permit may be issued.

6. *Criteria for Bona Fide Letters of Interest*

A letter of interest shall be deemed bona fide by the Zoning Inspector only if it contains all of the following:

- (a) The respondent's name, address, telephone number, and email address;*
- (b) Identification of a proposed relocation site for the building, including the street address or assessor's parcel number, and a statement as to whether the respondent holds legal title to the site, holds an option to purchase or is a party to an offer to purchase or purchase and sale agreement for the site, or has received written permission from the site owner to relocate the building thereto;*
- (c) A preliminary timeline for removal of the building from the applicant's property, which timeline shall not exceed the period specified in Subsection C.3;*
- (d) If the Zoning Inspector's determination under Subsection C.2 identifies potential physical barriers along routes of travel from the site, evidence demonstrating that the residential structure can feasibly be moved along the proposed transit path notwithstanding such barriers. Such evidence may include a written assessment from a licensed house mover confirming feasibility and describing how identified barriers will be addressed, documentation of required permits or approvals for temporary road closures, utility line adjustments, or tree removal, or other evidence satisfactory to the Zoning Inspector demonstrating that identified barriers can be overcome.*

The Zoning Inspector shall evaluate letters of interest based solely on the completeness of the submission and the facial plausibility of the respondent's capacity to complete the relocation. The Zoning Inspector shall not evaluate the architectural merit of the respondent's plans or the desirability of the proposed relocation site. If the Zoning Inspector receives more than one letter of interest which meets the criteria of this Subsection C.6, the Zoning Inspector shall award the opportunity to the respondent who submits the bona fide letter of interest first.

7. Termination of Demolition Delay; Release of Applicant

- (a) Milestone Requirements. Any respondent who has submitted a bona fide letter of interest shall, within ninety (90) days of the date of publication of the notice required by Subsection C.3:

 - (i) Provide the Zoning Inspector with a copy of an executed contract with a licensed house mover; and*
 - (ii) Demonstrate that all permits required for the receiving site, including but not limited to a building permit, septic system permit, and any required zoning relief, have been applied for or obtained.**
- (b) Failure to Meet Milestones. If the respondent fails to satisfy the requirements of Subsection C.7(a) within ninety (90) days, the Zoning Inspector shall issue written notice to the respondent and the applicant that the respondent's rights are terminated. The Zoning Inspector may thereafter award the opportunity to the next respondent who submitted a qualifying bona fide letter of interest, however in no event shall the relocation period extend beyond one hundred fifty (150) days from the date of the publication, unless otherwise agreed upon by the applicant and respondent. If there are no other bona fide letters of interest, a demolition permit may thereafter be issued to the applicant, provided all other requirements of this Section have been satisfied.*
- (c) Voluntary Withdrawal. A respondent may withdraw a letter of interest at any time by providing written notice to the Zoning Inspector. Upon receipt of such notice, and upon the Zoning Inspector's determination that no other bona fide letters of interest remain pending, the demolition delay period shall terminate and a demolition permit may be issued to the applicant.*
- (d) Extension by Agreement. The applicant and a respondent may, by written agreement filed with the Zoning Inspector, extend the relocation period beyond*

one hundred fifty (150) days. Such extension shall not require further public notice but shall be recorded by the Zoning Inspector and made available for public inspection.

- (e) Liability and Maintenance During Delay Period. The applicant or owner of record shall remain responsible for securing, maintaining, and insuring the building throughout the demolition delay period. No respondent shall acquire any property interest in the building by virtue of submitting a letter of interest. The respondent shall indemnify and hold harmless the applicant, the owner of record, and the Town from any claims arising out of the respondent's inspection of, entry upon, removal, or subsequent use of the building.*
- (f) If the Zoning Inspector's determination under Subsection C.2 identifies potential physical barriers along routes of travel from the site, respondent must provide evidence demonstrating that the residential structure can feasibly be moved along the proposed transit path notwithstanding such barriers. Such evidence may include a written assessment from a licensed house mover confirming feasibility and describing how identified barriers will be addressed, documentation of required permits or approvals for temporary road closures, utility line adjustments, or tree removal, or other evidence satisfactory to the Zoning Inspector demonstrating that identified barriers can be overcome.*

D. Issuance of Building, Use, or Occupancy Permit

1. If a building is subject to the demolition delay procedures of Subsection ~~10.1-2(C)~~ C, no building permit shall be issued for the erection of a new building on the same site unless a demolition permit has been granted in compliance with this Section 10.1-2.
2. If a building subject to demolition delay requirements is voluntarily demolished in violation of this Section, no building permit shall be issued for new construction, and no use or occupancy permit shall be issued for any use other than as a park or recreational open space for a period of two years after the date of the demolition. This Subsection ~~(b)~~ D.2 applies to the entire parcel of land upon which the demolished building was located and all abutting parcels under common ownership or control. ~~Owner could also be subject to fines.~~ *The owner may also be subject to fines as provided by law.*
3. The applicant (or the owner of record, if different from the applicant) shall be responsible for properly securing the building during the time that it is subject to review under this Section. If a building is subject to demolition delay and the applicant fails to secure the building, the loss of the building to fire or other causes shall be considered voluntary demolition for the purposes of this Section if the loss was caused at least in part by the applicant's failure to secure the building.

E. Required Demolition or Repair

Nothing in this Section shall restrict any authority in the general laws for the Zoning Inspector or Building Inspector to:

1. Order the building owner or Town to demolish a building at any time if it is determined that the condition of a building presents an imminent and substantial danger to the public health or safety; or
2. Require the building owner to take reasonable action to repair or protect a building to maintain its structural integrity. Such action may include securing the building and making it safe so that it does not present an imminent and substantial danger to the public.

F. Severability

The provisions of this Section 10.1-2 are severable. If any provision of this Section, or the application of any provision to any person or circumstance, is held invalid by a court of competent jurisdiction, the remainder of this Section, and the application of its provisions to other persons or circumstances, shall not be affected thereby. The invalidity of any portion of this Section shall not affect the validity or enforceability of any other portion.

(NO ACTION, 2/3 VOTE REQUIRED)

**MOTION TO AMEND SECTION 7 (a) and (b) from 90 days to 150 days PASSED
PASSED YES 196 NO 3**

ARTICLE 19: To see if the town will vote to amend the following sections of the zoning bylaws by adding the language in *bold italic*, and deleting the ~~stricken~~ language:

●Section 14.2 Definitions In The Bylaw

SPORT COURT — *A paved, synthetic, or otherwise improved outdoor surface of defined dimensions, designed or used for recreational or competitive play of racket sports, paddle sports, ball-and-goal sports, or other athletic activities requiring a delineated playing area, boundary markings, or fixed equipment such as nets, hoops, goals, walls, or backboards. This definition encompasses courts for tennis, pickleball, basketball, badminton, volleyball, handball, paddleball, padel, bocce, shuffleboard, and functionally similar activities, whether configured for single-sport or multi-sport use.*

Section 3.1 Use Table:

<i>Sport Court</i>	RU	VR	MB	LI	
	S	S	S	S	—

~~—~~***No sport court can be located within 50 feet of a property line abutting a residential use or residential zoning district. Any sport court located between 50 and 100 feet but not less than 50 feet of a property line abutting a residential use or residential zoning district shall incorporate sound attenuation measures approved by the Planning Board. Such measures may include solid perimeter fencing of not less than eight (8) feet in height constructed of acoustically absorptive or sound-deflecting materials, dense vegetative screening consisting of evergreen plantings capable of achieving a continuous visual and acoustic buffer within three (3) growing seasons, earthen berms, or a combination thereof sufficient to reduce sound transmission to abutting properties. The Board may require a noise impact assessment prepared by a qualified acoustical consultant for any sport court involving paddle sports or other uses the Board determines to generate elevated sound levels. All sport court lighting shall comply with section 8.6 of the Zoning Bylaw.***

Sections 4.4-2D1, 4.4-2D3, 8.6-3A and 14.2

(NO ACTION, 2/3 VOTE REQUIRED)

MOTION TO TABLE

PASSED

ARTICLE 20: To see if the town will vote to amend Section 8.5-4 Swimming Pools

A. Pools, General

4. In order to minimize noise impacts on neighbors, associated noise-producing pool equipment shall be located as far as possible from abutting properties, and at least the minimum required setback and shall be installed in a sound insulated enclosure. ***The enclosure does not require a roof as long as the walls are at least five (5) feet high and are made of solid materials with no spacing (gapless). Additional sound insulation is not required if the walls meet the above requirements. [As an example—vertical 1" x 4" wood boards, gapless, are an acceptable sound insulation barrier.]***

(NO ACTION, 2/3 VOTE REQUIRED)

MOTION TO TABLE PASSED

ARTICLE 21:

4.4-5: EMPLOYEE DORMITORIES:

To see if the town will vote to amend Section 4.4-5, EMPLOYEE DORMITORIES, by adding the language in *bold italic and removing the language shown as struck through*:

Single-family and two-family dwellings and mixed-use buildings may be used as employee dormitories for up to eight ~~seasonal~~ residents ***employed by a locally operated business or public sector employer satisfy the requirements of Section 4.4-4(A)-(2)***, provided that such dwellings are either owner-occupied or managed by a resident manager employed by one or more of the businesses ***or public sector employers*** which employ the residents, that adequate provision is made to monitor and enforce restrictions on noise, parking and other conditions that may be imposed through the Special Permit process and that the Board of Health approves of such use of the premises. **(RECOMMENDED 5-0, 2/3 VOTE REQUIRED)**

PASSED YES 149 NO 5

ARTICLE 22:

4.4-7 C 1: HOMESITE LOTS:

To see if the town will vote to amend Section 4.4-7.C.1 – Initial Conditions for Homesite Lots, Size of a Homesite Lot, by adding the language in ***bold italic and removing the language shown as struck through***:

C. Initial Conditions for Homesite Lots:

1. Size of a Homesite Lot: A newly created Homesite Lot (created under Section 4.4-7A 1. and 2. above) may be less than three (3) acres in size but not less than ~~one (1) acre~~ ***one half (1/2) acre*** and must have the approval of the Planning Board as a Homesite Lot. A Homesite Lot on an existing lot which does not satisfy minimum lot size requirements of the zoning bylaw and is not protected as a non-conforming lot (Section 4.4-7A 3., above) shall ~~contain at least 10,000 square feet of buildable land area per bedroom and~~ satisfy other all ***applicable Zoning and Board of Health requirements.*** **PASSED (NO ACTION)**

ARTICLE 23:

To see if the Town will vote to appropriate the sum of Two Million Dollars (\$2,000,000) to pay costs of repairing and/or replacing the HVAC system in the West Tisbury Police Department, including removal of failed system components, installation of new components, and related repairs to the building and grounds (i.e., interior walls and ceilings, utilities, paving and landscaping, or any site improvements) incidental or directly related thereto, and all related borrowing costs. To meet this appropriation, the Treasurer, with the approval of the Select Board, is authorized to borrow Two Million Dollars (\$2,000,000) as permitted by M.G.L. Chapter 44, § 7(1) or any other enabling authority; provided, however, that this vote shall not take effect until the Town votes to exempt from the limitation of total taxes imposed by M.G.L. Chapter 59, § 21C (Proposition 2 ½) the amounts required to pay the principal of and interest on the borrowing authorized by this vote, or take any other action relative thereto. **PASSED YES 135 NO 5 (RECOMMENDED 5-0, 2/3 VOTE REQUIRED)**

ARTICLE 24: To see if the Town will vote to appropriate from Free Cash the sum of Two Hundred Fifty Thousand Dollars (\$250,000) to fund a Lease to Locals pilot program, including all costs incidental and related thereto, or take any other action relative thereto. *This program offers incentive payments to property owners who agree to convert their housing units away from short-term renting or sitting largely vacant, into year-round rentals for West Tisbury residents.* **(RECOMMENDED 5-0)**
PASSED AS AMENDED REDUCE BY \$150,000

ARTICLE 25: To see if the Town will vote to create a special purpose Housing Stabilization Fund under MGL c.40, §5B, with a purpose of supporting affordable housing in the Town, and vote to dedicate Fifty Percent (50%) of Rooms Excise Tax revenues to the Housing Stabilization Fund effective for fiscal year 2027 beginning on July 1, 2026, or take any other action relative thereto. Said funds in the Housing Stabilization Fund shall be expended by Town Meeting appropriation for housing-related purposes, including Lease to Locals. **PASSED AS AMENDED (RECOMMENDED 5-0, 2/3 VOTE REQUIRED)**
REDUCED TO 25%

MOVED TO VOTE ARTICLES 26 THROUGH 30 AS A BLOCK

ARTICLE 26: To see if the Town will vote to Raise and appropriate, for expenditure in Fiscal Year 2027, the sum of Fourteen Thousand Six Hundred Eighty-One Dollars (\$14,681) to support the CORE program to provide coordinated counseling, outreach, and referral services to our residents who are 55 years and older. Upon execution of the Inter-municipal Agreement with Dukes County, the County will serve as the fiscal agent on behalf of the Town, provided all six towns vote in the affirmative to pay their share. **(RECOMMENDED 5-0)**

ARTICLE 27: To see if the Town will vote to Raise and appropriate, for expenditure in Fiscal Year 2027, the sum of Twenty Thousand Three Hundred Twenty Five Dollars (\$20,325) to support the planning, advocacy and education of Healthy Aging Martha's Vineyard. Upon execution of the Inter-municipal Agreement with Dukes County, the County will serve as the fiscal agent on behalf of the Town, provided all six towns vote in the affirmative to pay their share. **(RECOMMENDED 5-0)**

ARTICLE 28: To see if the Town will vote to Raise and Appropriate, for expenditure in Fiscal Year 2027, the sum of Fourteen Thousand Three Hundred Ninety-Three Dollars (\$14,393) to support the Harbor Homes MV Homelessness Prevention Programs on Martha's Vineyard. Upon execution of the Inter-municipal Agreement with Dukes County, the County will serve as the fiscal agent on behalf of the Town, provided all six towns vote in the affirmative to pay their share. **(RECOMMENDED 5-0)**

ARTICLE 29: To see if the Town will vote to Raise and Appropriate, for expenditure in Fiscal Year 2027 the sum of Ninety-Eight Thousand Nine Hundred Eighty Seven Dollars (\$98,987) to support the Martha's Vineyard Center for Living Programs. Upon execution of the Inter-municipal Agreement with Dukes County, the County will serve as the fiscal agent on behalf of the Town, provided all six towns vote in the affirmative to pay their share. **(RECOMMENDED 5-0)**

ARTICLE 30: To see if the Town will vote to Raise and Appropriate the sum of Fourteen Thousand Two Hundred Forty Dollars (\$14,240) to fund the Town of West Tisbury's share of the expenses of the All-Island School Committee's contract for continuing and community education in Fiscal Year 2027, provided all six towns vote in the affirmative to pay their share. **PASSED (RECOMMENDED 5-0)**

ARTICLE 31: To see if the town will vote to Raise and Appropriate the sum of Seventy Thousand Dollars (\$70,000) for the acquisition and installation of a rapid food waste recycler for use by town residents at the West Tisbury Local Drop-Off (LDO) which will process organic waste on-site into safe, soil-ready byproduct, including the payment of costs incidental and relevant thereto, or take any other action relative thereto in the interest of environmental sustainability. **PASSED UNANIMOUSLY (RECOMMENDED 5-0)**

ARTICLE 32: To see if the Town will vote to Raise and Appropriate Fifteen Thousand Dollars (\$15,000) which is a one third share of \$45,000 to purchase one (1) new Life Pak 15 Cardiac Monitor and any other costs relative thereto. **(RECOMMENDED 5-0)**
PASSED UNANIMOUSLY

ARTICLE 33: To see if the Town will vote to Raise and Appropriate Fifteen Thousand Dollars (\$15,000) which is a one third share of \$45,000 to purchase one new response vehicle for TriTown Ambulance and any other costs relative thereto. **(RECOMMENDED 5-0)**
PASSED UNANIMOUSLY

ARTICLE 34: To see if the Town will vote to Raise and Appropriate the sum of Eighty-Three Thousand Three Hundred Thirty-Three Dollars and Thirty-Three Cents (\$83,333.33) to be placed in the "Ambulance Stabilization Fund" which is to pay for the Town's one third share of the cost of purchasing and equipping a new ambulance. **(RECOMMENDED 5-0)**
PASSED

ARTICLE 35: To see if the Town will vote to Raise and Appropriate the sum of One Hundred Thousand Dollars (\$100,000) for repairs and upgrades to town buildings as prioritized by the Facilities Maintenance Committee and the Select Board. **(RECOMMENDED 5-0)**
PASSED

ARTICLE 36: To see if the Town will vote to Raise and Appropriate the sum of Three Thousand Dollars (\$3,000) in FY 2027 for the Unemployment Compensation Fund. **(RECOMMENDED 5-0)**
PASSED UNANIMOUSLY

ARTICLE 37: To see if the Town will vote to Raise and Appropriate the sum of Twenty-Four Thousand Dollars (\$24,000) to be used by the Board of Assessors for the valuation update of real and personal property to meet the certification of values as required by Massachusetts State Law. **(RECOMMENDED 5-0)**
PASSED

ARTICLE 38: To see if the Town will vote to authorize the expenditure in Fiscal Year 2027 from revolving funds previously established by vote of the Town pursuant to the provisions of M.G.L. c. 44, § 53E1/2, and the Town's Revolving Fund Bylaw, for Fiscal Year 2027 to be credited with receipts from the following revenue sources, to be expended under the authority

and direction of the following agencies or officials, for the following stated purposes, not to exceed the following spending limits respectively:

Fund	Revenue Source	Authority to Spend Funds	Use of Funds	Spending Limits
Wetlands Protection Bylaw	Filing fees	Conservation Commission	to pay for expenses of the Commission related to the administration of the Bylaw	\$3,000

PASSED UNANIMOUSLY

(RECOMMENDED 5-0)

ARTICLE 39: To see if the Town will vote to Raise and Appropriate the sum of Forty Thousand Dollars (\$40,000) to transfer to the Retired/Separating Employees Compensated Absences Reserve Fund as provided for by M.G.L. c. 40, § 13D. **(RECOMMENDED 5-0)**

PASSED UNANIMOUSLY

ARTICLE 40: To see if the Town will vote to act upon the recommendations of the Community Preservation Committee to appropriate and set aside for later expenditure from the Community Preservation Fund established pursuant to Chapter 44B of the Mass. General Laws, FY 2027 revenues, in the following amounts:

- a. Open Space reserve \$75,000 (10% of estimated FY 2027 Community Preservation Fund revenues)
- b. Historical Resources reserve \$75,000 (10% of estimated FY 2027 Community Preservation Fund revenues)
- c. Community Housing reserve \$75,000 (10% of estimated FY 2027 Community Preservation Fund revenues)
- d. Undesignated reserve \$487,500 (65% of estimated FY 2027 Community Preservation Fund revenues) **(RECOMMENDED 5-0)**

And to appropriate for administrative expenditures the sum of Thirty-Seven Thousand Five Hundred Dollars (\$37,500) from the FY 2027 Community Preservation Fund revenues.

PASSED UNANIMOUSLY

(RECOMMENDED 5-0)

ARTICLE 41: To see if the town will vote to appropriate the sum of Eighty Thousand Dollars (\$80,000) from the Community Preservation Community Housing Reserve Fund to Dukes County Regional Housing Authority to support the rental assistance program for West Tisbury residents. **PASSED** **(RECOMMENDED 5-0)**

ARTICLE 42: To see if the town will vote to appropriate the sum of Two Hundred Thousand Dollars (\$200,000) from the Community Preservation Undesignated Reserve Fund as West Tisbury's share for the Island Autism Center and Neighborhood projects funding of this affordable housing project for construction of two four-bedroom residential units to house eight autistic Island residents. The development of this affordable housing is permanently deed restricted as affordable housing with a preference for Island residents with autism or autism related disorders, located at 515 Lamberts Cove Road in West Tisbury.

PASSED UNANIMOUSLY

(RECOMMENDED 5-0)

ARTICLE 43: To see if the town will vote to appropriate the sum of One Hundred Thousand Dollars (\$100,000) from the Community Preservation Undesignated Reserve Fund as West Tisbury's share for the Island Housing Trust's new construction of a neighborhood of 4 one-bedroom and 4 two-bedroom apartments for the purpose of providing housing for public school employees. The development of this affordable housing will be permanently deed restricted as affordable housing to be located at 40 & 48 Old Courthouse Road in West Tisbury. **PASSED** **(RECOMMENDED 5-0)**

ARTICLE 44: To see if the town will vote to appropriate the sum of One Hundred Thousand Dollars (\$100,000) from the Community Preservation Undesignated Reserve Fund as West Tisbury's share for Harbor Homes of Martha's Vineyard's creation/renovation of congregate housing for unhoused Islanders. The development of this affordable housing will be

permanently deed restricted as affordable housing to be located at 111 New York Avenue, Oak Bluffs, 103 Tashmoo Avenue, Vineyard Haven and 515 Edgartown Road, Vineyard Haven. **PASSED** **(RECOMMENDED 5-0)**

ARTICLE 45: To see if the town will vote to appropriate the sum of One Hundred Thousand Dollars (\$100,000) from the Community Preservation Undesignated Reserve Fund to be transferred to the West Tisbury Affordable Housing Trust for future use toward affordable housing opportunities including search, predevelopment and legal fees associated with various other affordable housing projects that meet CPA guidelines. **(RECOMMENDED 5-0)**
PASSED

ARTICLE 46: To see if the Town will vote to appropriate Ninety-Four Thousand Five Hundred Eighty-Four Dollars (\$94,584) from the Community Preservation Open Space – Recreation Reserve Fund to the MV Sharks Baseball Foundation, Inc. for renovation of the Vineyard Baseball Park field located at the Martha’s Vineyard Regional High School. **(RECOMMENDED 5-0)**
PASSED

ARTICLE 47: To see if the Town will vote to appropriate Sixty-Six Thousand Forty-One Dollars (\$66,041) from the Community Preservation Housing Reserve Fund to pay down principal and interest on the borrowing for the 401 State Road affordable housing development approved in Article 52 of the April 2025 Annual Town Meeting. Note: This is the second of a maximum of ten installments. **(RECOMMENDED 5-0)**
PASSED

ARTICLE 48: To see if the Town will vote to appropriate Thirty-Three Thousand Twenty-One Dollars (\$33,021) from the Community Preservation Open Space – Recreation Reserve Fund, to pay down principal and interest on the borrowing for the West Tisbury Tennis/Basketball court restoration project approved in Article 54 of the April 2025 Annual Town Meeting. Note: This is the second of a maximum of ten installments. **(RECOMMENDED 5-0)**
PASSED UNANIMOUSLY

ARTICLE 49: To see if the Town will vote to amend Article 34 of the April 2023 Annual Town Meeting to allow the remaining Fifty-One Thousand and Forty Dollars (\$51,040) appropriated for replacement of the Grange Hall roof to be used for Grange Hall window restoration. **PASSED UNANIMOUSLY** **(RECOMMENDED 5-0)**

ARTICLE 50: To see if the Town will vote to amend Article 51 of the April 2025 Annual Town Meeting to add the lot located at 40 Old Courthouse Road to the development as noted below:
To see if the town will vote to appropriate the sum of Three Hundred Fifty-Four Thousand Seven Hundred Fifty Dollars (\$354,750) from the Community Preservation Undesignated Reserve Fund as West Tisbury’s share for the Island Housing Trust’s new construction of a neighborhood of 4 one-bedroom and 4 two-bedroom apartments for the purpose of providing housing for school employees. The development of this affordable housing will be permanently deed restricted as affordable housing to be located at 40 & 48 Old Courthouse Road in West Tisbury. **PASSED** **(RECOMMENDED 5-0)**

ARTICLE 51: To see if the Town will vote to Raise and Appropriate the sum of One Hundred Twenty-Five Thousand Dollars (\$125,000) to be placed in the “Fire Truck Stabilization Fund” which is to pay for the Town’s next purchase of a fire truck. **PASSED** **(RECOMMENDED 5-0)**

ARTICLE 52: To see if the Town will vote to Transfer the sum of Twenty-Seven Thousand Dollars (\$27,000) from Line 145-5120 “Treasurer Personal Services” to Line 132-5799 “Reserve Fund”. **PASSED UNANIMOUSLY**

ARTICLE 53: To see if the Town will vote to Raise and Appropriate the sum of Sixty Four Thousand Dollars (\$64,000) to be paid to the Up Island Regional School District as the Town’s share of the costs of the District’s capital project to undertake an Educational Space Needs Study for the West Tisbury School building, including any other costs incidental and relative thereto; provided, however, that this appropriation shall not be effective unless each

of the other member Towns of the District approve a corresponding appropriation for their respective share of the total project costs; or to take any other action relative thereto.

Article Information: *The estimated total cost of the UIRSD West Tisbury School Educational Space Needs Study project is \$80,000.* **PASSED** **(RECOMMENDED 5-0)**

ARTICLE 54: To see if the Town will vote to instruct its senator and representative in the General Court to file a Home Rule Petition to the Massachusetts Legislature to read as follows:

AN ACT RELATIVE TO AFFORDABLE HOUSING TRUST FUND OF THE TOWN OF WEST TISBURY.

Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same, as follows: West Tisbury Affordable Housing Trust Warrant Article 55, April 14, 2026. Notwithstanding any general or special law, or by-law, to the contrary, the West Tisbury Affordable Housing Trust, established pursuant to G. L. c. 44, sec. 55 C, may expend funds for community housing for households earning up to 180 percent of the County of Dukes County median household income as reported from time to time by the United States Department of Housing and Urban Development, except for any Community Preservation Act funds which will be subject to the income limits set forth in the Community Preservation Act. **PASSED UNANIMOUSLY** **(RECOMMENDED 5-0)**

ARTICLE 55: To see if the Town will vote to amend the West Tisbury Affordable Housing Trust Fund, codified in West Tisbury General Bylaw, adopted at the West Tisbury Town Meeting on April 11, 2006, to increase the West Tisbury Affordable Housing Trust's maximum allowable expenditure on projects serving households whose income is at or below 180% of the Area Median Income for Dukes County, as established annually by the U.S. Department of Housing and Urban Development (HUD). **(RECOMMENDED 5-0)**
PASSED

ARTICLE 56: To see if the Town will vote to appropriate from Free Cash the sum of Six Hundred Thirteen Thousand Three Hundred Forty Dollars (\$613,340) to reduce the tax levy in Fiscal Year 2027. **PASSED** **(RECOMMENDED 5-0)**

And you are directed to serve this Warrant by posting attested copies thereof in not less than six (6) public places in West Tisbury at least seven days before the holding of such meeting.

Hereof fail not and make due return of this Warrant with doings thereon to the Town Clerk at the time and place of Meeting aforesaid.

Given under our hands 11th Day of March in Year Two Thousand Twenty-Six.

Cynthia E. Mitchell
Chair

J. Skipper Manter

Jessica D. Miller

WEST TISBURY SELECT BOARD

DATE:

I have posted attested copies of the above Warrant in not less than six (6) public places in West Tisbury seven (7) days before such meeting.

Timothy A. Barnett
Constable

A true copy, attest: _____
Tara J. Whiting-Wells
Town Clerk