

**The meeting was called to order by the Moderator at 6:20pm who declared a quorum of 5% with 224 qualified voters present. All articles were duly moved, seconded and voted upon. There were eight amendments from the floor. The meeting was adjourned at 9:55pm.**

**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 Ninth day of April, Two Thousand Twenty-Four**, 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 Eleventh 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 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 Public Library, including removal of failed system components, installation of new components, upgrade to the generator, and related repairs to the library 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?

**QUESTION 2:** Shall the Town of West Tisbury be allowed to assess an additional Seven Hundred Twenty Thousand Dollars (\$720,000) in real estate and personal property taxes for the purpose of funding a portion of Line item 311 Up Island Regional School District assessment in the Annual Operating Budget for the fiscal year beginning July First, Two Thousand Twenty Four (2024)?

**QUESTION 3: THIS QUESTION IS NOT BINDING**

Should the athletic field surface that is moving forward in the proposed design of the track and fields project at the Martha’s Vineyard Regional High School be made of artificial/synthetic turf?

**QUESTION 4: THIS QUESTION IS NOT BINDING**

Should the athletic field surface that is moving forward in the proposed design of the track and fields project at the Martha’s Vineyard Regional High School be made of natural grass?

**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 1) (Three year term)  
Library Trustee (vote for 2) (Three year term)  
Moderator (vote for 1) (One year term)  
Parks and Recreation (vote for 2) (Three year term)  
Planning Board (vote for 1) (One 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)

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

Skipper Manter spoke about Joyce Albertine and Dan Waters as both are retiring.

Cindy Mitchell spoke about Bruce Stone who is also retiring.

**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 2025, provided, however, that the amount to be Raised and Appropriated to pay a portion of the Town' share of the Up Island Regional School District's assessment for Fiscal Year 2025, line item 311, is contingent upon a majority of voters casting a Ballot on Question 2 at the Annual Town Election, to be held April 11, 2024 voting in the affirmative to allow the Town to exceed its Proposition 2 ½ spending cap by Seven Hundred Twenty Thousand Dollars (\$720,000.00).

*(See the Budget published in the Town Report)*

**(RECOMMENDED 5-0)**

**PASSED UNANIMOUSLY**

**ARTICLE 4:** To see if the Town will vote to amend Section 27.3 of the Personnel Bylaw (Year-Round Pay Schedule) and Section 27.4 of the Personnel Bylaw (Seasonal Pay Schedule) to reflect a wage adjustment of 4.8% effective July 1, 2024.

**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 position of Administrative Assistant I to the Board of Assessors at Grade 3, and the position of Department Administrator at Grade 7 on the Year- Round Classification Plan to be effective immediately.

**(RECOMMENDED 5-0)**

**PASSED UNANIMOUSLY**

**ARTICLE 6:** To see if the Town will vote to Raise and Appropriate the sum of Ninety Thousand Dollars (\$90,000) to add to the FY 2025 Budget Line 122-5120 (Select Board Personal Services) for the purpose of hiring a Department Administrator

**PASSED UNANIMOUSLY**

**(RECOMMENDED 5-0)**

**ARTICLE 7:** To see if the Town will vote to Appropriate from Free Cash the sum of Fourteen Thousand Dollars (\$14,000) to add to the FY 2024 budget line 122-5120 (Select Board Personal Services) for the purpose of hiring a Department Administrator.

**PASSED UNANIMOUSLY**

**(RECOMMENDED 5-0)**

**ARTICLE 8:** To see if the Town will vote to enact a bylaw entitled "Specialized Energy Code," for the purpose of regulating the design and construction of buildings for the effective use of energy and reduction of greenhouse gas emissions, pursuant to the entirety of 225 CMR 22 and 23 including Appendices RC and CC, including future editions, amendments, or modifications thereto, with an effective date of January 1, 2025, a copy of which is on file with the Town Clerk, or take any other action relative thereto.

#### SPECIALIZED ENERGY CODE

§ 1 Definitions

§ 2 Purpose

§ 3 Applicability

§ 4 Specialized Code

§ 1 **Definitions**

**International Energy Conservation Code (IECC)** – The International Energy Conservation Code (IECC) is a building energy code created by the International Code Council. It is a model code adopted by many state and municipal governments in the United States for the establishment of minimum design and construction requirements for energy efficiency, and is updated on a three-year cycle. The baseline energy conservation requirements of the MA

State Building Code are the IECC with Massachusetts amendments, as approved by the Board of Building Regulations and Standards and published in state regulations as part of 780 CMR.

**Specialized Energy Code** – Codified by the entirety of 225 CMR 22 and 23 including Appendices RC and CC, the Specialized Energy Code adds residential and commercial appendices to the Massachusetts Stretch Energy Code, based on amendments to the respective net-zero appendices of the International Energy Conservation Code (IECC) to incorporate the energy efficiency of the Stretch Energy Code and further reduce the climate impacts of buildings built to this code, with the goal of achieving net-zero greenhouse gas emissions from the buildings sector no later than 2050.

**Stretch Energy Code** - Codified by the combination of 225 CMR 22 and 23, not including Appendices RC and CC, the Stretch Energy Code is a comprehensive set of amendments to the International Energy Conservation Code (IECC) seeking to achieve all lifecycle cost-effective energy efficiency in accordance with the Green Communities Act of 2008, as well as to reduce the climate impacts of buildings built to this code.

## § 2 Purpose

The purpose of 225 CMR 22 and 23 including Appendices RC and CC, also referred to as the Specialized Energy Code, is to provide a more energy efficient and low greenhouse gas emissions alternative to the Stretch Energy Code or the baseline Massachusetts Energy Code, applicable to the relevant sections of the building code for both new construction and existing buildings.

## § 3 Applicability

This energy code applies to residential and commercial buildings.

## § 4 Specialized Code

The Specialized Code, as codified by the entirety of 225 CMR 22 and 23 including Appendices RC and CC, including any future editions, amendments, or modifications, is herein incorporated by reference into the Town of West Tisbury General Bylaws.

The Specialized Code is enforceable by the inspector of buildings.

**PASSED**

**(RECOMMENDED 5-0)**

**ARTICLE 9:** To see if the Town will vote to Raise and Appropriate Seventy-five Thousand, Three Hundred Fifty-Eight Dollars and Seventy-Five Cents. (\$75,358.75) for the installation of a dry hydrant and a 10,000 gallon water storage tank to be placed at 58 Tiah’s Cove Road Hydrant lot for public safety.

**(RECOMMENDED 5-0)**

**PASSED UNANIMOUSLY**

**ARTICLE 10:** 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 UNANIMOUSLY**

**ARTICLE 11:** To see if the Town will vote to amend Article 22 of the Annual Town Meeting held on April 12, 2022 to add “professional services” to the permitted uses for expenditures such that the article as amended would read as follows (new language underlined):

To see if the Town will vote to Appropriate the sum of Fifteen Thousand Five Hundred Sixty-Two Dollars and Fifty Cents (\$15,562.50) from the Reserved for Appropriation funds received from the County of Dukes County for the purpose to promote tourism and economic development to be expended by the West Tisbury Shellfish Department for professional services, equipment and supplies.

**(RECOMMENDED 5-0)**

**PASSED UNANIMOUSLY**

**ARTICLE 12:** To see if the Town will vote to appropriate the sum of One Million Eight Hundred Thousand Dollars (\$1,800,000) to pay costs of repairing and/or replacing the HVAC system in the West Tisbury Public Library, including removal of failed system components, installation of new components, upgrade to the generator, and related repairs to the library 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,

which amount shall be expended in addition to the previously approved One Million Two Hundred Thousand Dollars (\$1,200,000) authorized for this project at the Annual Town Meeting and Election in April of 2023. To meet this appropriation, the Treasurer, with the approval of the Select Board, is authorized to borrow an additional One Million Eight Hundred Thousand Dollars (\$1,800,000) for a total of Three Million Dollars (\$3,000,000), 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. **(RECOMMENDED 4-0-1, 2/3 VOTE REQUIRED)**

**PASSED YES 212 NO 2**

**ARTICLE 13:** To see if the Town will vote to amend the Personnel By-law Section 11-2 as follows by changing the name of Columbus Day to Indigenous Peoples' Day-as shown below (see bold):

11-2. Recognized Holidays. The following holidays shall be recognized by the Town on the day on which they are legally observed by the Commonwealth of Massachusetts, and on these days' employees, without loss of pay, shall be excused from all duty except in cases where the Department Head determines that the employee is required to maintain essential Town services. Holidays which fall on a Saturday will be observed on the preceding Friday and those falling on a Sunday will be observed on the following Monday.

New Year's Day, Martin Luther King Day, Presidents' Day, Patriots' Day, Memorial Day, Juneteenth Day, Independence Day, Labor Day, ~~Columbus Day~~ **Indigenous Peoples' Day**, Veterans' Day, Thanksgiving Day, Day after Thanksgiving, Half day last work day before Christmas, Christmas Day. **(RECOMMENDED 5-0)**

**PASSED UNANIMOUSLY**

**ARTICLE 14:** 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 2025 revenues, in the following amounts:

- a. Open Space reserve \$75,000 (10% of estimated FY 2025 Community Preservation Fund revenues)
- b. Historical Resources reserve \$75,000 (10% of estimated FY 2025 Community Preservation Fund revenues)
- c. Community Housing reserve \$75,000 (10% of estimated FY 2025 Community Preservation Fund revenues)
- d. Undesignated reserve \$487,500 (65% of estimated FY 2025 Community Preservation Fund revenues)

And to appropriate for administrative expenditures the sum of Thirty-Seven Thousand Five Hundred Dollars (\$37,500) from the FY 2025 Community Preservation Fund revenues.

**PASSED UNANIMOUSLY**

**(RECOMMENDED 5-0)**

**ARTICLE 15:** To see if the town will vote to Appropriate the sum of Fifty Thousand Dollars (\$50,000) from the Community Preservation Undesignated Reserve Fund to Dukes County Regional Housing Authority to support the rental assistance program for West Tisbury residents.

**(RECOMMENDED 5-0)**

**PASSED UNANIMOUSLY**

**ARTICLE 16:** To see if the town will vote to Appropriate the sum of Eighty-Two Thousand Six Hundred Eighty-Nine Dollars (\$82,689) from the Community Preservation Open Space – Recreation Reserve Fund to the Field Fund for West Tisbury School playground resurfacing.

**PASSED UNANIMOUSLY**

**(RECOMMENDED 5-0)**

**ARTICLE 17:** To see if the town will vote to Appropriate the sum of One Hundred Four Thousand Eighty-One Dollars (\$104,081) from the Community Preservation Community Housing 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.

**(RECOMMENDED 5-0)**

**PASSED UNANIMOUSLY**

**ARTICLE 18:** To see if the town will vote to appropriate the sum of Seventy Thousand Dollars (\$70,000) from the Community Preservation Undesignated Reserve Fund as West Tisbury's share for the Island Housing Trust's Veteran's Outreach Center project in partnership with the Town of Oak Bluffs and the Cape and Islands Veteran's Outreach Center (CIVOC). The project is to include 12 one-bedroom rental apartments and a community room to serve veterans earning 30%, 50%, 60% and 80% or less of the area median income. The development of this project will be permanently deed restricted as affordable housing located at 50 Bellevue Avenue in Oak Bluffs. **(RECOMMENDED 5-0)**

**PASSED UNANIMOUSLY**

**ARTICLE 19:** To see if the town will vote to appropriate the sum of Eight Hundred Thousand Dollars (\$800,000) from the Community Preservation Undesignated Reserve Fund as West Tisbury's share for the Island Housing Trust's new construction of a neighborhood of nine rental apartments and a community room for residents who are 60 years and over and their families, serving households earning up to 80% and 100% of the area median income. The development of this affordable housing will be permanently deed restricted as affordable housing to be located at 401 State Road in West Tisbury. **(RECOMMENDED 5-0)**

**PASSED UNANIMOUSLY**

**ARTICLE 20:** To see if the Town will appropriate the sum of Three Hundred Forty Thousand Dollars (\$340,000) from the Community Preservation Undesignated Reserve Fund to fund one affordable unit, with preference to West Tisbury residents, for the Red Arrow project proposed by Habitat for Humanity. The development of this affordable housing unit will be permanently deed restricted as affordable housing for residents earning at or below 80% of the area median income. **(RECOMMENDED 5-0)**

**PASSED UNANIMOUSLY**

**ARTICLE 21:** To see if the Town will appropriate the sum of Ten Thousand Dollars (\$10,000) from the Community Preservation Historic Resources Reserve Fund to fund safety improvements of the Martha's Vineyard Garden Club Old Mill building.

**PASSED UNANIMOUSLY**

**(RECOMMENDED 5-0)**

**ARTICLE 22:** To see if the Town will appropriate the sum of Sixty Thousand Dollars (\$60,000) from the Community Preservation Historic Resources Reserve Fund to the Vineyard Preservation Trust for repairs to the Grange Hall foundation.

**PASSED**

**(RECOMMENDED 5-0)**

**ARTICLE 23:** To see if the Town will vote to amend the language of Article 32 of the April 2023 Annual Town Meeting as follows (new language in **bold**):

To see if the Town will vote to appropriate the sum of Nine Thousand (\$9,000) from the Community Preservation Housing Reserve Fund and Seventy-One Thousand Dollars (\$71,000) from the Community Preservation Undesignated Reserve Fund to Harbor Homes of Martha's Vineyard as West Tisbury's share of ~~Permanent Supportive Housing project for residents who may need medication supervision~~ **housing for the Island wide homeless shelter program.** **(RECOMMENDED 5-0)**

**PASSED UNANIMOUSLY**

**ARTICLE 24:** 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 2025 provided all six towns vote to approve their share.

**PASSED UNANIMOUSLY**

**(RECOMMENDED 5-0)**

**ARTICLE 25:** To see if the Town will vote to appropriate from Free Cash One Hundred Thousand Dollars (\$100,000) to be placed in the Fire Equipment Stabilization Fund.

**PASSED UNANIMOUSLY**

**(RECOMMENDED 5-0)**

**ARTICLE 26:** To see if the Town will vote to Raise and appropriate the sum of Thirty Thousand Dollars (\$30,000) to put towards the purchase and equipping of one all-wheel drive police cruiser in FY 2025 and to authorize the Select Board to dispose of the cruiser being replaced in the best interest of the Town at that time. In the event of unforeseen major repairs, a portion of the \$30,000 may be used towards those repairs.

**PASSED**

**(RECOMMENDED 5-0)**

**ARTICLE 27:** To see if the Town will vote to Raise and appropriate the sum of Forty-Six Thousand Five Hundred Dollars (\$46,500) for the purchase of a pickup truck and associated equipment for the highway department and to authorize the Select Board to dispose of the truck being replaced in the best interest of the Town at that time.

**PASSED**

**(RECOMMENDED 5-0)**

**ARTICLE 28:** To see if the Town will vote to Raise and Appropriate, for expenditure in Fiscal Year 2025, the sum of Ninety-Four Thousand Eight Hundred Forty-Three Dollars (\$94,843), to support the Martha's Vineyard Center for Living Programs through Dukes County in accordance with the Inter-municipal Agreement, as the same may be amended from time to time, provided all six towns vote in the affirmative. **(RECOMMENDED 5-0)**

**PASSED UNANIMOUSLY**

**ARTICLE 29:** To see if the Town will vote to Raise and Appropriate, for expenditure in Fiscal Year 2025, the sum of Nine Thousand Nine Hundred Sixty-Three Dollars (\$9,963), to support the Homelessness Prevention Programs on Martha's Vineyard through Dukes County in accordance with the Inter-municipal Agreement, as the same may be amended from time to time, provided all six towns vote in the affirmative. **(RECOMMENDED 5-0)**

**PASSED UNANIMOUSLY**

**ARTICLE 30:** To see if the Town will vote to Raise and Appropriate, for expenditure in Fiscal Year 2025, the sum of Fourteen Thousand Four Hundred Thirty-Seven Dollars (\$14,437), to support the CORE program to provide coordinated counseling, outreach, and referral services to our residents who are 55 years and older through Dukes County in accordance with the Inter-municipal Agreement, as the same may be amended from time to time provided all six towns vote in the affirmative. **(RECOMMENDED 5-0)**

**PASSED**

**ARTICLE 31:** To see if the Town will vote to Raise and Appropriate, for expenditure in Fiscal Year 2025, the sum of Sixteen Thousand Nine Hundred Ninety-Four Dollars (\$16,994), to support the planning, advocacy, and education for Healthy Aging on Martha's Vineyard through Dukes County in accordance with the Inter-municipal Agreement, as the same may be amended from time to time, provided all six towns vote in the affirmative.

**PASSED UNANIMOUSLY**

**(RECOMMENDED 5-0)**

**ARTICLE 32:** To see if the Town will vote to Raise and Appropriate, for expenditure in Fiscal Year 2025, the sum of Six Thousand Nine Hundred Sixty-Nine Dollars (\$6,969), to support the Substance Use Disorder Coalition in addressing needs related to substance use prevention, treatment, recovery support and harm reduction on Martha's Vineyard through Dukes County in accordance with the Inter-municipal Agreement, as the same may be amended from time to time, provided all six towns vote in the affirmative.

**PASSED UNANIMOUSLY**

**(RECOMMENDED 5-0)**

**ARTICLE 33:** To see if the Town will vote to Raise and Appropriate, for expenditure in Fiscal Year 2025, the sum of Twenty Thousand Seven Hundred Nine Dollars (\$20,709) as the apportioned share of the county budget supplemental income, provided all six towns vote in the affirmative.

**(RECOMMENDED 5-0)**

**PASSED UNANIMOUSLY AS AMENDED Amend amount to \$11,679.00**

**ARTICLE 34:** To see if the Town will vote to Raise and Appropriate the sum of Fifteen Thousand Dollars (\$15,000) to be used towards Transportation Engineering services for design work and/or technical analyses on Town projects, with funds administered by the Martha's Vineyard Commission, for Fiscal Year 2025.

**(RECOMMENDED 5-0)**

**PASSED UNANIMOUSLY**

**ARTICLE 35:** To see if the Town will vote to adopt the following general bylaw:

West Tisbury Short-term Rental By-Law

Short-term rentals are a permissible ~~commercial~~ 'accessory' use of residential properties in West Tisbury within the parameters of this bylaw.

#### PURPOSE AND INTENT

1. Provide a process through which West Tisbury can continue the historic tradition of a vibrant vacation rental market, such that they may be permitted and registered with the town of West Tisbury for lawful use as short-term rentals.
2. Enable residents to earn extra money from their properties to better afford to live here, maintain their properties, and contribute to the community.
3. Ensure that short-term rentals will not be detrimental to the character and livability of the town and the residential neighborhoods surrounding such short-term rentals.
4. Ensure the proper regulation of commercial uses of homes in West Tisbury residential areas.

5. Deter commercial interests from buying housing to use as short-term rental businesses in order to help ensure equity and sufficiency of housing stock for year-round residents.
6. Protect the health and safety of renters and residents for those lawful short-term rentals.
7. Enable the Town to enforce state and local health and safety laws and regulations, and to provide a method for correcting violations when conditions require immediate attention.

## **DEFINITION**

A short-term rental is a rental that is 30 days or fewer. Seasonal rentals of 31 days or longer, year-round rentals, hotels, motels, lodging houses, and B&Bs are excluded.

## **REGULATIONS**

1. An owner is permitted to rent only one property as a short-term rental. The property may contain several units in a single registration, as long as all dwelling units covered by the registration are located on the same lot and rented to the same person or legal entity.

One structure may be rented short-term and another long-term.

If an owner owns more than one property in the town of West Tisbury, the owner must choose which one to rent as a short-term rental. No owner shall have more than one short-term rental in the town.

2. Short-term rentals may be a primary or a secondary unit.
3. The owner **‘or immediate family’** must reside at least 30 days per year (not necessarily consecutively) in the property.
4. A short-term rental may not be rented as separate bedrooms or spaces to separate parties unless the owner is in residence.
5. No short-term rentals will have a rental period fewer than ~~seven~~ **‘two’ days nights**.
6. A tenant in a long-term rental may not offer their rental as a short-term rental, (i.e. no sub leasing).
7. Short term rentals are permitted if owned by an LLC, S-Corp., partnership, trust, or other legal entity if every owner/member is a natural person, confirmed by documentation. One person must be designated as the “owner” at each annual registration.

## **REGISTRATION**

All short-term rentals must be registered with the town annually.

The Select Board shall have the authority to create a registration application form, set registration fees, and adopt rules, regulations, policies and procedures, and to designate an agent to implement the provisions of this By-Law.

Short-term rentals are subject to inspection by the Town, which shall determine the maximum occupancy and the maximum number of cars permitted for the property.

## **EXEMPT PROPERTIES**

Any rental of fewer than 14 days per calendar year.

## **VIOLATIONS AND FINES**

Penalty for violation is \$300 per day.

**ADOPTION**

This by-law will take effect on January 1, 2025.

Any owner with multiple short-term rentals prior to the adoption of this by-law must register them with the Town and is exempted as to the number ‘of units and the days of residency’. This exemption is personal to the owner and does not run with the property.

**PASSED AS AMENDED, changes in bold (RECOMMENDED 4-1-0)**

**ARTICLE 36:** To see if the Town will vote to Raise and Appropriate the sum of Eight Thousand, Six Hundred Forty Eight Dollars and Eighty Six Cents (\$8,648.86) to serve as cost share to fund and pay costs associated with grant application services and the grant match requirement for the Hospital Roads Resilience Assessment being performed by the Town of Oak Bluffs, and to cover all costs incidental and relative thereto, or to take any other action relative thereto. **(RECOMMENDED 5-0)**

**PASSED UNANIMOUSLY**

**ARTICLE 37:** To see if the Town will vote to Raise and Appropriate the sum of Three Thousand Dollars (\$3,000) in FY 2025 for the Unemployment Compensation Fund.

**PASSED UNANIMOUSLY (RECOMMENDED 5-0)**

**ARTICLE 38:** To see if the Town will vote to authorize the expenditure in Fiscal Year 2025 from revolving funds previously established by vote of the Town pursuant to the provisions of M. G. L. Chapter 44, Section 53E1/2, for fiscal year 2025 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 One Hundred Thousand Dollars (\$100,000) for repairs and upgrades to town buildings as prioritized by the Facilities Maintenance Committee and the Select Board.

**PASSED UNANIMOUSLY (RECOMMENDED 5-0)**

**ARTICLE 40:** To see if the Town will vote to Transfer Fifty-Five Thousand One Hundred Thirty-Five Dollars and Thirty-Three Cents (\$55,135.33) from line 710-5925 (interest-short term debt) to line 710-5910 (Principal – long term debt). **(RECOMMENDED 5-0)**

**PASSED UNANIMOUSLY**

**ARTICLE 41:** To see if the Town will vote to Raise and Appropriate the sum of Thirty Thousand Dollars (\$30,000) to transfer to the Retired/Separating Employees Compensated Absences Reserve Fund as provided for by M.G.L. c. 40, § 13D.

**PASSED UNANIMOUSLY (RECOMMENDED 5-0)**

**ARTICLE 42:** To see if the Town will vote to raise and Appropriate the sum of Twenty-Five Thousand Two Hundred Forty Dollars and Forty Cents (\$25,240.40) to pay the Town’s assessed share of the County of Dukes County debt authorized by Chapter 287 of the Acts of 2014 for a building to provide health and human services for county residents.

**PASSED UNANIMOUSLY (RECOMMENDED 5-0)**

**ARTICLE 43:** To see if the town will vote to amend the zoning bylaws at **Section 14.2 definitions** by deleting and adding the language in **bold italics:**

•~~***Farm stand:*** A farm stand, or produce stand, is a temporary structure where agricultural products such as raw vegetables, fruits, herbs, flowers, plants, nuts, honey, and eggs are sold~~

•~~***Studio/Craft Workshop:*** A non-habitable structure or portion of a structure used for hobbies or a home occupation. A studio/workshop may have a bathroom-half-bathroom.~~

•**Section 14.2 Definitions:**

Remove “studio” from the “bedroom” definition.

**PASSED UNANIMOUSLY AS AMENDED (strike ‘farm stand and half) YES 88 NO 0**

(RECOMMENDED 5-0, 2/3 VOTE REQUIRED)

**ARTICLE 44:** To see if the town will vote to amend Section 4.4-8 Residential Building Size Bylaw, by deleting the stricken language and adding the language in bold italic

**4.4-8 B 1 paragraph 8, Attics**

~~For the purposes of determining whether floor area in attics constitutes inclusion in the RFA, the requirements for habitable space in the current Massachusetts State Building Code, will be used.~~

***Floor area in attics, either finished or unfinished, will be included in the RFA, if the space meets***

***the current Massachusetts State Building Code requirements for habitable space and egress.***

**●4.4-8 B 2 paragraph 9, Basements:**

~~For the purposes of determining whether floor area in basements constitutes inclusion in the RFA, basement rooms will be added to the floor area calculation if they include an exterior wall that is exposed and visible and:~~

- ~~a. is a minimum of 4' above grade, and~~
- ~~b. has a clear glass area in excess of 50 sq. ft. on the same wall, or an aggregate in excess of 75 sq. ft. on walls of the same orientation.~~

***For the purposes of determining whether floor area in basements constitutes inclusion in the RFA, basement rooms will be added to the floor area calculation if they include an exterior wall that is exposed and visible at the grade adjacent to the building and have a clear glass area in excess of 50 sq. ft. on the same wall, or an aggregate in excess of 75 sq. ft. on walls of the same orientation.***

**PASSED YES 75 NO 12**

**(RECOMMENDED 5-0, 2/3 VOTE REQUIRED)**

**ARTICLE 45:** To see if the Town will vote to Appropriate from Free Cash the sum of One Million Seven Thousand Dollars (1,007,000) to reduce the tax levy in Fiscal Year 2025.

**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 seven days at least 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 13th Day of March in the Year Two Thousand Twenty-Four.

\_\_\_\_\_  
J. Skipper Manter  
Chair

\_\_\_\_\_  
Jessica D. Miller

\_\_\_\_\_  
Cynthia E. Mitchell

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