

CPC minutes for October 12, 2011

Approved October 26, 2011

Present: Glenn Hearn, Ginny Jones, Dale Julier, Susan Phelps, Peter Rodegast; Tony Nevin, Administrative Assistant. Visitors: Philippe Jordi, IHT; David Vigneault, DCRHA; Michael Colaneri, Joanne Scott, WTAHC.

A quorum being present, Ginny called the meeting to order at 5:33.

The minutes of Sept. 28, 2011, were reviewed, corrected, and approved unanimously.

An invoice for \$6748 for DCRHA rental assistance was reviewed. Ginny moved approval, Glenn seconded, and the motion passed unanimously. However, the approved invoice will be held pending clarification of the number of rental units actually occupied at this time.

The CPC discussed a query from Ewell Hopkins concerning Helm loan funds for non-residents of West Tisbury and the potential need for these funds in WT. Glenn moved that the Helm loan funds be held for WT residents only, Peter seconded, and the motion passed: 3 Yes, 1 No, and 1 abstention.

Application for eligibility 12-09, Oak Bluffs historic waterworks, was reviewed. On the grounds that its \$300,000 request was excessive and that no other towns were being asked to participate, Glenn moved rejection, Susan seconded, and the motion passed unanimously. Tony will explain the rationale to OB.

Philippe Jordi was asked to provide the rationale for application 12-04, affordable housing inventory. He explained that it is not redundant with existing databases because they are scattered and not in a consistent, readily updated digital format. Michael Colaneri stated that the WT Affordable Housing Committee has lots of relevant data and supports the proposal. David Vigneault stated that DCRHA has records but they are "not active." The CPC asked whether CPA administrative funds would be appropriate, noting that a maximum of \$8900 was available to cover the request for \$11850. Philippe suggested that the project might qualify for "preservation" of affordable housing because it could prevent the loss of a unit if a deed restriction expired or a loan defaulted. Tony will check with Town Counsel.

Philippe continued with an explanation of the background on application 12-05, two affordable houses at 619 Edgartown Road. Michael stated that the WTAHC approves and would like to issue an RFP for construction by a private nonprofit group. Philippe explained that the condo arrangement would have the same terms as the ground leases generally employed by IHT. After questions and discussion, Glenn moved approval, Susan seconded, and the motion passed unanimously. Joanne Scott departed.

David Vigneault reported that the Sepiessa expansion project, application 12-07, was moving slowly, with a total of nearly \$900,000 needed from various sources to complete the project. To comply with the Nature Conservancy deed restriction, an upgraded septic system will be required for the 3 new units, and it makes environmental sense to upgrade the entire system. The Board of Health has approved the system, which may cost a bit less than the \$75,000 requested. It is likely that 12-16 months will elapse before the project can start. The CPC agreed that the project is eligible but questioned whether the money was needed now. Moreover, the project may not be fully eligible as a CPA permissible use because the 4 existing units were not supported by CPA funds. Tony will check with Town Counsel.

David continued with information on the current status of the rental assistance program, application 12-08. He noted that current economic conditions have led to a contraction of demand and a shortage of interested landlords, and presented a chart showing that only 9 units are currently subsidized in WT. Tony will investigate the discrepancy between this figure and the 17 units listed on the invoice cited above. The current request, \$104,000, may be modified downward.

Tony reported that Jen Rand had asked the CPC to consider paying for surveying and closing costs associated with the Town's acceptance of the Mill Pond Dam, which is being given to the Town by the Garden Club. Although administrative funds could be used for this purpose, the CPC was uncomfortable with the absence of a formal application and felt that the Town should be able to vote on the matter, ideally as an addendum to the Mill Pond Dam warrant article at the special town meeting in November. Tony will report to Jen.

The meeting was adjourned at 6:55.

Respectfully submitted,

Tony Nevin, Administrative Assistant