

## **Community Preservation Committee minutes of meeting on December 16, 2016**

**Present-**Bea Phear, Dale Julier, Gary Montrowl, Tara Whiting, Sean Conley, Glenn Hearn, Scott Stearns, Cheryl Lowe, Lesley Eaton

**Also Present-**Ann Ducharm-MV Museum, Stan McMullen, Bettina Washington and Nefititi Jette-Wampanoag Tribe and Ron McLaren-MV Camp Meeting Association, Philippe Jordi-IHT and David Vigneault-DCRHA

All projects were reviewed, (see attached summary).

Martha's Vineyard Museum Marine Hospital Roof Restoration-Ann asked if there were any questions she could answer regarding the project. Questions related to the use of slate versus a synthetic slate composite were raised. Dale said that she had serious concern that the cost differential in using natural slate is not justifiable. Many members expressed agreement with this concern. Gary asked about the status of the project. Ann stated that the roof restoration had not been started but that it would hopefully be finished in 2018. She also stated that they are about halfway through the 25M fundraising effort.

Kuehn's Way Affordable Housing Project-Philippe described the project which sits on a 15 acre parcel, 9 of which was sold to the MV Land Bank in the form of a conservation restriction. The funding being requested is for assisting in the purchase of the property and predevelopment costs. In exchange for the funding, one West Tisbury resident or worker would be eligible to occupy one of the resulting units. Questions were raised regarding the failed Bridge Commons Affordable Housing project which had been slated for development on this property but never completed due to legal and financial obstacles. Philippe stated that these problems have been addressed and that they expected the project to be successful. When asked about the schedule Philippe said that the expected date of occupancy would be in 2018.

A discussion ensued regarding the challenge of meeting state Affordable Housing requirements and the risks of forced 40B Developments. Philippe stated that the All Island Planning Board is in the process of reviewing this situation and is working putting an Island Housing Plan in place. David Vigneault reminded the room that the restrictions upheld by the Martha's Vineyard Commission should protect island towns from the forced 40B risk.

Featherstone Center for the Arts-Pam read the email from Posie Haegar, (see attached), which indicates their awareness that their application for funding is not eligible. All agreed that it is unfortunate that this is the case. Pam said that it doesn't matter if the project is withdrawn by them or voted down by the Committee.

Island Housing Trust Partnership for Accessory Apartments Program-Philippe said that the program is now designed to provide information for anyone interested in building an accessory apartment pursuant to the passage of Section 4.4-3 of the West Tisbury Zoning bylaw.

Mayhew Chapel Restoration-Dale asked about future all island support. Bettina Washington stated that the tribe had received a \$10,000 grant for cultural development. She also stated that they would be applying for another grant in the same amount next year. She said that the other

island towns would be asked for CPC funding next year. Bea expressed concern that the chapel had been left to become dilapidated. She asked if there will be a maintenance schedule in place once the building has been restored. Bettina said that there will be a maintenance plan implemented by the tribe so that the iconic building may be available for future generations of public use. Glenn expressed concern about past projects undertaken by the tribe. Bettina stated that some of these issues are being resolved in court and others are related to the tribe's property rights. Scott stated that he would like to see a concrete plan for restoration asking about the timeframe for the project and whether it had been thoroughly vetted out. Bettina said that the focus is on the windows and the roof and that they would be requiring three bids in order to proceed. Sean suggested that supporting historical tourism may lessen the need for a gaming facility.

MV Camp Meeting Association-Tabernacle benches and chairs restoration-Scoot asked who would be doing the restoration. Ron said that they were only able to find one company off island that was qualified to the type of work necessary to restore the chairs but that the benches would be done on island.

*Cheryl moved to close the Public Hearing and open the Regular Meeting. Tara seconded the motion. The vote on the motion was unanimous in favor.*

The projects were voted as follows;

Dukes County Regional Housing Authority-rental subsidies-\$92,000

*Tara moved to approve. Glenn seconded the motion. The vote on the motion to approve was unanimous.*

MV Museum Marine Hospital Roof Restoration-\$38,442

*Tara moved to approve the application in the amount of \$20,000. She then withdrew the motion*

*Tara moved to deny funding the project. Dale seconded the motion. The vote on the motion to deny was unanimous, with one abstention, (Sean Conley).*

Kuehn's Way Affordable Housing Project-\$100,000

*Tara moved to fund the project. Dale seconded the motion. The motion carried with 6 votes in favor and 3 votes opposed.*

Featherstone Center for the Arts-grounds site work-\$10,700

*Dale moved to deny the application based on its ineligibility. Sean seconded the motion. The vote on the motion to deny was unanimous.*

Island Housing Trust Partnership for Accessory Apartments Program-\$7,500

*Tara moved to approve the application. Bea seconded the motion. The vote on the motion to approve was unanimous with one abstention, (Dale Julier).*

Mayhew Chapel renovation-\$75,000

*Tara made a motion to approve \$10,000 for roof and window repairs. Dale seconded the motion. The motion carried with 7 votes in favor and 2 votes opposed.*

MV Camp Meeting Association-Tabernacle chairs and benches restoration-\$30,000

*Tara moved to approve. Gary seconded the motion. The vote on the motion to approve was unanimous.*

Cemetery Database Project-\$10,000

*Tara moved to deny based on ineligibility of the project. Scott seconded the motion. The vote on the motion to deny was unanimous.*

The new West Tisbury Accessory Apartment Bylaw was discussed at length with concerns expressed regarding the enforceability of the bylaw. All agreed that the Dukes County Regional Housing Authority will play a part in the enforcement process along with the Building Inspector. All agreed that affordable housing will benefit.

The meeting adjourned at 6:30 pm

Respectfully submitted,

Pamela Thors

Administrative Assistant