

Community Preservation Committee-minutes of meeting on November 16th, 2016

Present: Bea Phear, Glenn Hearn, Cheryl Lowe, Gary Montrowl, Scott Stearns, Lesley Eaton, Tara Whiting Nancy Dole, Dale Julier and Pam Thors Admin. Asst.

Also Present: Mary Murphy Boyd-WT School, Philippe Jordi-IHT, Larry Schubert- ZBA, John Roberts-Vineyard Baseball

A quorum being present, Bea opened the meeting at 5:00pm
The minutes of the meeting of October 5th, 2016 were reviewed and approved.

The following invoices were approved;
Dukes County Regional Housing Authority Rental Assistance-December-\$4,550.00
Reynolds, Rapport, Kaplan and Hackney, LLC-\$2,032.75
MV Times-\$496.00
Steamship Authority-\$77.50
West Tisbury School Playground-\$145,000

Affordable Housing issues such as “local preference” and 40B requirements relating to the homeless population were discussed. Scott expressed his concern that the term “local preference” has never been clearly defined and that he would like to see the law “as written”. Gary concurred and Nancy stated that in her opinion, the general public perceives “local preference” to mean West Tisbury preference. Pam said she would get a written definition out via email before the next meeting.

The Committee reviewed a spreadsheet that Derrill Bazy had put together for the last all island CPC meeting which shows the total CPA amounts from each town that could be used for affordable housing. Pam stated that at the meeting, David Vigneault suggested that the CPC’s from each island town could take on a leadership role as far as outlining the Affordable Housing issues and possible solutions from a more regional perspective.

Bea cited the presence of the Martha’s Vineyard Commission as fortification against a hostile state imposed 40B development. She suggested that the new State Rep may be helpful in having the island be classified as a regional entity as far as state 40B requirements are concerned. Gary asked if inviting Dylan Fernandez to a meeting would be possible. All agreed that this would be worth considering and that this idea should be put on the next All Island CPC agenda.

At 5:30pm, Bea closed the meeting and opened the Public Hearing

The following 2017 Applications for Funding were reviewed.

West Tisbury School Recreational Space Renovation, (\$10,000)

Mary Murphy Boyd, representing the WT School stated that the soccer field and basketball courts at the school had become safety hazards and along with re-grading the soccer field and repairing the basketball courts, they would also like to fence in the basketball court. It was ascertained that the courts were built in the mid 80’s. Mary was asked to supply a current estimate from White Lynch for the resurfacing of the courts as the one submitted is 6 years old. It was verified that there have as yet been no fundraising efforts for this project. Mary stated that all island towns have been applied to for CPC funding but Oak Bluffs was the only one that had voted so far. Their vote was in support of the project.

Island Housing Trust, Scotts Grove, (\$500,000). The grant funding options available to IHT were discussed with assurances that Philippe would be making every effort to secure as much financial support as possible. He explained that they would apply for the first round of funding but would probably not be successful until the second round which can be applied for in February. He stated that the grant application, if approved may yield

as much as \$100,000 per unit. He also cited a goal of one half million in private donations. When asked about the section 8 requirement to fill 10% of the housing with a person or family that is homeless, Philippe stated that it is not their wish to add to the Island housing burden by bringing people from off island but instead may try to qualify current island adult residents with cognitive disabilities. The notion of "local preference" was also discussed.

Island Housing Trust, Kuehn's Way, (\$35,270). Philippe said that legal action was being taken on this project but expressed his hope that it would go forward as planned.

Dukes County Regional Housing Authority Rental Assistance, (\$80,000)

There was little discussion on this project as it is not changed from prior year's application.

Affordable Housing Trust, For replacement and installation of a larger water tank at Fire Station 1 to allow for the Scotts Grove Affordable Housing Project, (\$50,000).

Larry Schubert spoke to this application, explaining that they have been asked to pay for half of the Fire Chief's tank rather than pay for a separate tank for the project and that the Town would raise and appropriate the funds for the rest. He said that they would like to be able to use the remainder of the money for other pre-development costs at Scott's Grove or to pursue other projects. The Committee expressed their preference to be that any money left over from the \$50,000, which was estimated to be approximately half of the \$98,000 needed for the tank, be returned to the CPA fund. Larry verified that it would probably be a 20,000 gallon tank and that the Fire Chief would be the person responsible for deciding the size necessary. He also said that the tank is a fire suppression tank that does not need Board of Health approval. All agreed that they would require that the warrant article specify that the residual funds are returned to the CPA fund.

Martha's Vineyard Museum Roof Restoration of Marine Hospital, (\$50,000-funds appropriated in 2015)

Dan Waters and his associate presented the application to the Committee. The need for a warrant article to address the change in materials was discussed. It was decided that rather than ask Town Counsel's opinion on whether an article is needed or not, that the article should be put on the warrant for the sake of clarity.

Conservation of S.M. Mayhew & Co. Peddler Wagon, (\$50,000)

Nancy asked if the Historic District Commission was asked for an endorsement of this project. Dan said that they had only to the Local Historic Commission for endorsement. Pam verified that the CPA statute specified this organization in the requirements. It was explained that the wagon is a key piece of West Tisbury history and is an excellent symbol of the rural character of West Tisbury and a major presence at the Museum.

Nancy expressed her opinion that it was a lot of money and that there may be future uses of Historic Preservation funding that the CPC may want to put money away for, such as The Mill Pond and the Parsonage House. Bea suggested that this concept could be discussed at a later date. Scott asked if this could be funded closer to the time that the museum restoration was finished. Dan said that it would take about a year and that the museum would be ready at that time.

17-6 Vineyard Baseball Field Restoration, (\$65,000) to add handicap accessible pathways and to landscape certain areas.

John Roberts explained the details of the project and stated that there are many uses for the field that benefit many areas of the community. All agreed that the project was a great idea but wanted to know more about the public benefits of the field.

The Meeting adjourned at 7:00pm.

Respectfully Submitted,
Pam Thors, Admin. Asst.

