

Oak Bluffs CPC Meeting  
12/14/09  
Oak Bluffs Town Library Meeting Room

Members Present: Stephen Durkee, Chairman, Alison Shaw, James Westervelt, Joan Hughes, Harvey Beth, Nancy Phillips\*, Jevon Rego, Charles Rock and Cheryll Sashin.

\*arrived after minutes approval.

Also Present: Adam Wilson, Zoning Administrator and Administrative Assistant to the CPC.

The meeting began at 4:50 pm

Minutes from the last meeting were reviewed. A motion was made and seconded to accepting the minutes from December 7<sup>th</sup> with a minor amendment that Town Administrator Michael Dutton left the meeting after giving his update on the status of state matching funds.

**The Committee voted 8 - 0 to accept the minutes from 12/7/2009.**

There was discussion on the availability of funds beyond the \$429K the committee had from the 3% levied surcharge. Members agreed that they should follow the Finance Director's directive to not include proposed state match money in the deliberations for the projects being considered this evening.

-The committee took up project recommendations by category and chose open space/recreation 1<sup>st</sup>. The second phase Eastville Beach project was discussed and questions were asked about the biggest item on the project – how long it would take to permit and then finish the road improvement along the jetty area down by the bridge. Joan said final permitting will be from conservation but questioned whether or not permits can be obtained and if the road needs to be upgraded from its status as 4-wheel accessible. There was discussion on aerial photography being done to clearly map out what needs to be preserved at the beach. Committee members like what has been done at Eastville but preferred an overall picture of all the plans the joint committee is working instead of going through different phases. It was also stated that only elements of preserving the beach from decay or destruction can be considered in the recreation category and other ancillary items such as payroll for volunteers cannot be included in this or any future request.

A motion was made and seconded to not recommend \$18,100 in funds for the Eastville Beach rehabilitation until more approvals are in place and a better plan comes forward towards future preservation of the beach area.

**The Committee voted 9 - 0 not to recommend funding.**

-The next project to consider was the Watershed Survey & Drainage for Seaview Beach. Charles asked if there are other sources of funding available for this project. Joan said that stimulus money is being applied for beach replenishment but it will go mostly to the North Bluff area. Committee members talked about the different engineered surveys being done and how all of them, tied in together, will create a road path for funding beach replenishment along the town's entire shoreline. Joan said that this survey would go a long way to helping get federal stimulus dollars. James said it meets the criteria for a CPA project and will add to the creation of the master plan for the town's waterfront. Stephen said it ties in with the committee's CPA mission statement but questioned how many surveys are needed before tangible projects can start. Joan said engineering surveys are designed to put the sand out on the beach and finding a way for it to stay there.

A motion was made and seconded to recommend \$49,500 in funds for open space & recreation for the Watershed Survey & Drainage for Seaview Beach.

**The committee voted 9 - 0 to recommend funding.**

The committee moved onto projects in the historic preservation category. The 1<sup>st</sup> request for funding was lantern replacement for Nashawena and Waban Park. Charles stated that the project is difficult to recommend because under guidelines for historic preservation, restoration or rehabilitation are the verbs used for historic consideration, not replacement. He felt that the project doesn't meet the criteria for the committee to recommend. James said he has reservations that the project only serves a specific part of the town and certain population. It's too small an area to make it a project worthwhile for the whole town. There was talk of new parking in the area that might affect the lanterns and improvements that have already occurred in Nashawena Park. Committee members had concerns that the project did not come from the Parks Department. Nancy said there should be a prioritized look at all the park improvements before any project for such comes to the committee.

A motion was made not to recommend \$85,000 for the lantern replacement at Nashawena & Waban Parks

**The committee voted 9 - 0 not to recommend funding.**

-The next project to deliberate recommending was the Dukes County Courthouse restoration. Members discussed the window renovations and how the cost of the work would be shared out to different towns. Members agreed the small amount being asked for will go a long way to helping historically preserve the courthouse as long as all the other towns participate. The condition is that the money won't be appropriated unless all towns pass it on their warrant.

A motion was made and seconded to recommend \$10,201 for the Dukes County Courthouse restoration with a condition that the money be appropriated only if all island towns agree to fund their requested amounts to the County.

**The Committee voted 9 - 0 to recommend funding.**

Next on the agenda was the request for \$44,000 to preserve & restore the Niantic Park picnic pavilion from the Parks Department. Charles once again stated that the project is difficult to recommend under guidelines for historic preservation. Nancy said the project was reviewed by Town Counsel last year and was deemed appropriate. Committee members discussed the overall cost of the project and whether other bids had been made for the restorative work to be done. Nancy said the approval of the amount requested will also tie in with overall work being proposed for the entire park and water alleviation. Having the funds in place for the pavilion could count towards matching funds for another project hoping to alleviate water drainage for the whole Niantic area.

A motion was made and seconded to recommend \$44,000 for the picnic pavilion restoration with a condition that Town Counsel reviews the application for appropriateness under historic preservation guidelines and that a second bid for the cost of the work is submitted for review.

**The Committee voted 9 - 0 to recommend funding.**

Next application for review was \$400K request from IAHF to do historic preservation at the Denniston building on Dukes County Avenue. Alison, representing the Historical Commission said this is way too much money to be giving for the historical component of the project. Harvey too said he's 100% behind the project but wants to see the ground swell of support 1st before the CPC can add to the funding. Committee Members talked about Ewell Hopkins presentation and the historical preservation aspect and truly if the support is there. Committee Member's talked about the benefit of supporting the historical element of the African American trail component that ties in with the Denniston church but there isn't enough money in the CPA fund to make that kind of an impact statement. There was discussion on how the downturn in fundraising and the economy warrants restructuring the whole affordable housing project making it financially more feasible.

Members cited the application document not following through with the revised guidelines established

last year and not having a letter from the Historical Commission stating the structure having historical significance.

A motion was made and seconded not to recommend \$400,000 to IAHF for the historic preservation of the Denniston Building

**The Committee voted 9 - 0 not to recommend funding**

The next application to consider was \$132,000 for rental assistance from the Dukes County Regional Housing Authority. There was discussion on recent fundraising efforts to bridge the current gap in payments to landlords for households relying on IAHF funds for rental assistance. Committee members talked about the original request going from 66K to 132 and how many families in Oak Bluffs are committed in the program and how many are on the waiting list.

The committee talked about the proposed housing trust and whether or not appropriations for rental assistance could come from that fund as well as the preservation committee. There was talk of whether or not the request should cover all those currently in the program funded from the CPA and the fourteen others who had subsidies from IAHF that would no longer be available. Members talked about potentially factoring in administrative costs. Harvey said the town gets a separate assessment from the DCRHA for administrative overhead each year. He also said DCRHA cannot do its own fundraising. Committee members thought it appropriate to fully fund the request because rental assistance is a direct component of affordable housing and complies fully with the committee's mission statement.

A motion was made and seconded to recommend \$132,000 to the DCRHA for the rental assistance program

**The Committee voted 8 - 1 to recommend funding**

-The final consideration was for recommended funding was \$400K for a town affordable housing trust. Harvey said there's a need to have this trust so that there can be funds available should a situation arise, like the sudden loss of funds from IAHF for rental assistance, where the town has to act quickly.

Committee members talked about the trust fund getting approval at town meeting before the warrant article to put money into it is voted upon. Then there was discussion about money and the potential interest it earns passing from one committee's purview to another.

The history of the trust fund was talked about. Committee members agreed that if the by-law adoption to create the fund is defeated, then any recommendation for dollars to go into the trust should be withdrawn.

-Money into the account was discussed. Harvey thought \$100,000 would be a good amount to recommend. There was discussion of who would be able to go to the Trust for fund requests. There was talk of the idea that any affordable housing request in the town would go through the Affordable Housing Committee first before applying to the CPC.

A motion was made and seconded to recommend \$100,000 to go into the Affordable Housing Trust Fund conditioned upon approval of the bylaws at April's Town Meeting

**The Committee voted 9 - 0 to recommend funding**

The next meeting will be Monday, January 11th at 4:30 pm. The location is to be announced.

The meeting ended at 7:45pm.