

Oak Bluffs CPC Meeting  
11/9/09  
Oak Bluffs Town Hall Conference Room

Members Present: Stephen Durkee, Chairman, James Westervelt, Joan Hughes, Harvey Beth, Nancy Phillips, Jevon Rego and Charles Rock.

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

The meeting began at 4:30 pm

-The minutes from the last meeting were reviewed. A motion was made and seconded to accept the minutes as presented with one amendment that the submitted Watershed project is from the Conservation Commission as well as the Parks & Recreation Department.

**The Committee voted 7 - 0 to accept the minutes.**

-Stephen read a letter from the MV Camp Meeting Association thanking the committee for the money given to restore the clerestory windows in the Tabernacle.

-There was brief discussion on the state matching funds that Finance Director Paul Manzi has indicated the committee should not factor in to their decisions in recommending projects. Adam showed an "Advice of Credit" memo from the DOR showing that the \$204,902 match is applied to FY 2010 and not FY 2011.

-The 1st group to meet with the committee is the Friends of Oak Bluffs and their request for money to fix/renovate the lanterns in Nashawena/Alley park lighting.

-Priscilla Silvia, Duncan & Ann Ross and Nancy Billings from Friends of Oak Bluffs and Rich Combra, Highway Superintendent & Parks Commissioner met with the committee. Priscilla handed out a cost estimate to fix each of the lanterns. She said there is a plan in place to raise funds through commemorative contributions. The present condition of the lantern fixtures was discussed. Charles asked what they would end up looking like. Priscilla said they will be like the existing single fixture lanterns in Ocean Park. The town's lanterns are common in design and made from a New England manufacturer. Richie said they have spares in the town barn as well. The timeline is to install them in September of '10.

Stephen stated funding is down and wondered if the project can be done over a couple of years. Priscilla said they would start with Nashawena Park 1st. James asked why these two parks and not continue along Seaview Avenue to the North Bluff? Priscilla said the work already done to Nashawena was well liked and that the lanterns would compliment to renovation work already done to the park there.

Joan said the North Bluff may receive federal funding that could include total refurbishment of the bluff area including the fixtures currently located on it. She asked Richie how the cost could be broken down. He said the 8 lanterns could be done 1st in Nashawena as they are in most need of refurbishment.

-There was talk about what funds were available and in which category. Richie said it's \$1,000 a year currently in maintenance costs to maintain the current grid.

The next person to meet with the committee was Russell Smith, Dukes County Manager, to ask for the replacement of the windows at the courthouse. He said the windows are being replaced from when the courthouse was 1st built in 1869. He said only the sash's need replacement and the jambs were ok. Same or period glass could be used. 21 windows are to be replaced. Russell talked about the 50/50 formula (population/assessed property value) being used to make it equitable for all towns to participate.

He said he's been to Edgartown and has gotten positive response on the proposed plan to seek contributions from all the towns. He said that he needs all the towns to approve otherwise the project won't fly.

-Committee Members and Russell talked about the County's sources of revenue, reserves and expenses related to the ongoing operations the County engages itself in. There was talk about the floor space the Commonwealth uses and the money it pays for its use. Russell said the State did pay for the roof repairs out of an account held by the Department of Capital Asset Management. Harvey and Russell talked about the County needing a capital improvement fund. Russell stated the County has a reserve fund and would like to establish a capital improvement fund but with only being able to do 2 1/2 percent increases with no availability for overrides they can't keep up with expenses.

The different property the county owns was talked about. Russell said a local contractor would be used for the window replacement.

-Stephen asked if Russell was involved with Eastville Beach. He said he was on the committee and helped only with the aspect of getting the parking lot regraded.

-The next group was Eastville Beach Committee. Meryl Lincoln and David Nash represented the group. Meryl thanked everyone for last year's appropriation. She said Phase I is almost done and now they are applying for what will be called Phase II. Dave said the current project is almost done and may be completed with money to return to the town. He talked about what has been done so far with the beach. He said the next phase of work is to put fencing around the beach's nesting area plateau. He said they are applying for money to get into planning for prevention of future invasive species, like "spotted knapweed", and a beach management plan for the area's future.

-Meryl showed a plan where an access road and parking for 8 cars would be created with 50% matching funds from the state. The cost would be \$36,000. Oak Bluffs & Tisbury would pay 9K each. There would also be the removal of 6" of top sand soil in the birding nesting area which will take the invasive species out. That will cost \$4,000 of which OB would pay 2K. Other parts of the project include picnic tables (4) and benches (4), which would cost each town \$1,200. Volunteer project support would cost each town \$500 and a changing shelter similar to what is out at Katama. The potential for port - o - potties would be taken up in the future. Planters would also be included + signage. The total amount requested for both towns is \$38,800. For the Town of Oak Bluffs it will be \$19,400.

-James pointed out that the asking amount was different from what was in the application. He also said that any request for funds that tie in to maintenance of a property cannot be considered under the provisions of the CPA. Meryl said the inclusion of picnic tables has been a last minute added cost.

-Charles and Meryl talked about how the sand berm was created. Jevon asked who is responsible for maintenance of the beach. David said the town and for the most part his committee was. James pointed out that maintenance costs is an issue that the CPC cannot take up.

-The state agency for fishing and boating would be the group the committee would work with on increasing the access road to the beach's jetty. Joan said local conservation will also be involved with any development to the waterfront area. She said aerial maps will be available of the beach at a later date.

-Adam asked about Tisbury's allocation from last year. It was 8K - they did not pay for the existing parking lot repair nor the kiosk since both were on that part of the beach area owned by OB. Meryl said they are going back to Tisbury and have been approved to meet with them for the project. Meryl expressed hope that Tisbury would recommend the 9K match allocation for the access road because it would open up that part of the beach that they own. James said that using CPA funds as seed money towards a matching grant goes a long way towards securing the available funding.

-Nancy asked how putting in picnic tables qualifies as preservation of an open space/ recreation area. Meryl said it's an overall scheme to preserve the entire beach.

There was discussion where the items would be located. Harvey asked what the priorities for the project is if it can't get full funding. Meryl said the access road is 1st and then the berm regrading. Last on the list are the changing shelter and the picnic tables.

-Jevon brought up the inappropriate location of the animal waste stations. David said other items have shown up on the beach that they have had to deal with.

The dilemma the committee faces is lack of control in beach oversight. Eastville Beach is town owned property but is not under the purview of the Parks & Recreation Department.

-The next applicant was the Parks & Recreation's request for the Niantic Park Pavilion. Nancy 1st spread out the current engineering survey done by G. Sourati for Niantic Park. She said there are still drainage problems at the far end of the park that goes to Tuckernuck Ave. She talked about the results of the water run off from Hiawatha & Uncas Avenues that are current and the difficult problems that remain in trying to fix the lack of drainage. She went over what's currently being done to pump out the property. Nancy said the current engineered drawings cost half of the 18K the town approved for engineered surveys of the park. There was talk of how frequently it rained last summer and how the fire department has been involved in pumping out sections of the park with its equipment.

-Nancy went on to discuss the quotes for repairing the picnic pavilion. There is a letter stating it is historically significant by the Historical Commission. She stated that a lot of patch work has been done to the structure over the years and much of the materials used are not appropriate to the historical relevance of the pavilion. Nancy asked the Dunkel Brothers for an estimate to renovate the structure. They said they'd use recycled fir from the Cataumet Sawmill estimated to cost 38K. The platform is 4K with a herring bone pattern that is sand based and handicap accessible. This cost is an estimate based on \$20 per square foot and a 200 square foot platform. There is an electrical quote as well that's estimated at 2K. She said there would be a brick surface in sand with concrete around the perimeter for the foundation. Jevon asked if it will be painted. There was talk about what materials would be best painted as to what is left alone.

-Charles said he's concerned with the cost. He went to measure it and at 256 square feet with a 44K price tag it comes out to cost \$170 per square foot. Nancy said the work being done by the Dunkels for the bandstand is top notch and at a very good price. She said there is always the possibility that the project won't need the proposed amount and then of course what was left would go back to the town. Jevon said it is still a big price tag and could be a tough sell at Town Meeting and asked is there a cheaper way to do it. Nancy said it is historic and has got to have the same sheathing. She got a quote for 40K for plywood and another 5K for a cement floor with the footings.

-Nancy said that if the funding is approved there can be matching funds from the Division of Conservation & Recreation for the whole park. There has been a lot of neglect for Niantic Park over the years and something has got to be done. James said that in comparison to lantern replacement in Nashawena Park, this project has more impact to the entire Oak Bluffs community.

-There was discussion on the availability of state and federal funds. Joan said this seems like a small part of a major project to preserve and rehabilitate Niantic Park. Joan asked if the money requested could be used to get matching grants for added weight to fix everything. Committee members talked the engineering surveys that hopefully will lead to major funding to fix the entire town's beaches & parks.

-The Committee moved on to the application for the Watershed Survey & Drainage Engineering project.

Joan said this is another project that tries to solve the riddle of water drainage that pours through our "below grade" town. She talked to the committee about the history of the work that has been done starting with the East Chop Area survey to the coastal bank collapse that occurred to an overall analysis of all the coastal banks and their current condition. She said that the Army Corp of Engineers has gathered together all regulatory bodies to find a cohesive solution that would stabilize the coastal banks and provide beach nourishment. The caveat that allows this federal body to get involved with their own funding is that surveys, preliminary plans, construction documents and permits have all got to be in place before they can come in. She said there are a lot of engineering firms but only five that the state will work with and CLE is one of them. Joan said there are two separate engineering reports – a stabilization alternative plan and a sediment transport literal drift. She said all projects get approval from the Selectmen before they go into effect. Joan said having Carlos Pena as the "go-to" person for engineering has been a great benefit in getting many different agencies to work together. She said if it all works out, the town could receive a 5 million dollar grant to truly fix and rejuvenate all the town beaches.

-Nancy talked about the work going on at Pay Beach. She said there are problems with certain bacteria health counts that can close the beaches and it has happened from '08 onward. She said most of the water outflow goes through Pay Beach but heavy outpouring goes to Inkwell Beach as well. She said that many Copeland properties are still on cesspools and should be tied in to wastewater. She said the out pipes are eroding the beach and could be a potential health hazard.

Committee Members talked about how expensive total restoration will be but that there is an opportunity to get it done if all the engineering gets done and federal funding can be achieved.

Nancy said that beaches that have an engineered report can be fixed with federal dollars after a storm.

Joan said it is hoped that the East Chop Association will pass over the deeded rights to the Bluffs to the Town, furthering the efforts to coordinate a full effort to recondition all town owned waterfront property and sea banks.

-There was discussion on impact studies and how they haven't been down for projects like the effluent that is now part of Ocean Park.

-There was discussion about the Bradley Square request and if any further funding should be going towards that project. Harvey said that the historic renovation of the Denniston building might need to find another source of funds. There was talk about where IAHF was with its funding efforts and operational budget. Harvey talked about what Ewell Hopkins is trying to do for the rental assistance program and what role Philippe Jordi has with the Island Housing Trust.

-The Town's affordable housing trust fund was discussed. James said there could be help for rental assistance coming from the state through the TRI program that has a reserve that can go to that type of program. The OB AHC was working to access the block of TRI money and find funding around 30K that could go to IAHF and the DCRHA to provide the necessary funds to pay landlords for the other 8 residents in OB currently on assistance (DCRHA supports another 8 residents through the CPA granted program approved by town voters at last April's meeting).

-The meeting adjourned at 6:45 pm.