

Oak Bluffs CPC Meeting
11/2/09
Oak Bluffs Town Hall Conference Room

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

Also Present: Euwell Hopkins, Philippe Jordi and David Vigneault

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.

The Committee voted 6 -1 - 1 to accept the minutes.

-Committee Members talked about the prior minutes and what was discussed at the last meeting. There was discussion on what type of "snapshot" should the committee get about its meetings and procedurally how they can be changed or amended to clearly reflect what was actually said.

-The Committee took up the matter of the funds available for recommending projects and the P. Manzi memo asking the committee to not consider the state's allocation in the total amount available for funding. Harvey wanted to know if there was any funds available, either from the reserve account or within the restrictive reserve category amounts that could be used to make up for the shortage. Committee members discussed state distribution formula and when the legislature actually works on the budget.

-The Committee took up the 8 received projects and the total amount asked for. They talked about how much was being asked for in each category. Stephen said he wanted to look at each application and determine whether it met the criteria under a specific CPA category.

-The Friends of Oak Bluffs application for 85K to restore the lanterns along the town parks was looked at 1st. There were questions about the cost estimate and how it broke down for the 14 lanterns to be restored. The location of the lanterns in town was talked about.

By consensus it was agreed that the request does qualify under historic preservation and the applicants should be invited to a meeting to present their project. Charles said he'd like to see a total breakdown on the 6K cost to restore each of the lanterns.

-The next application was for Niantic Park and the picnic pavilion. The 44K request was from the Parks Commission. Charles questioned the historic recognition the structure has. The subject of cost breakdown was again talked about. Nancy pointed out that the CPC application doesn't require a breakdown. Stephen said that breakdown information could be given to the committee when it meets with the applicant once the project has been determined to categorically qualify.

Jevon asked does a structure that is a historic replica of structures that used to exist in town actually qualify for historic preservation? Nancy said that any structure built more than 50 years ago qualifies as historic. The pavilion was built in 1947. She also pointed out that the parks department has a letter from the historical commission stating that the pavilion is historically significant. The difference between historic preservation and open space/recreation projects was discussed.

By consensus it was agreed that the request does qualify under historic preservation and the applicants should be invited to a meeting to present their project.

-The next request was for replacing the windows at the Dukes County Courthouse. There was discussion as to how the project would work by getting all the other towns on board since the request went to all the island CPC's. There was talk about the 50/50 formula and how the property evaluations factored into the varied request for monies from different towns.

By consensus it was agreed that the request does qualify under historic preservation and the applicants should be invited to a meeting to present their project.

-Eastville Beach as an open space project was the next application. Stephen said he was surprised there was more than one phase to the restoration project that had approval last year. The 18K request was for both Oak Bluffs & Tisbury. Charles questioned whether or not an annual operating cost should be included in the funding application. He said he could support the physical improvements to the beach area but not annual operating expenses. Jevon & Stephen thought the application qualifies under open space & recreation. James said there are some aspects of the request that doesn't make it qualify as well. Committee Members discussed different types of amendments or money amounts that could come with a recommendation to the town.

By consensus it was agreed that the request does qualify under open space/recreation and the applicants should be invited to a meeting to present their project.

-The 49K watershed engineering project was discussed next as another open space project from Conservation Commission & Parks & Recreation. Joan talked about past projects that have been passed by CPC for the banks & beaches and what has been done so far. She described what the current problems are with water collection and the instability it causes. She said there is a master plan in place and the political clout necessary in order to make fixing the beach front property the town owns a reality in the near future.

By consensus it was agreed that the request does qualify under open space/recreation and the applicants should be invited to a meeting to present their project.

-The Rental Assistance program for 66K was discussed next. David Vigneault from DCRHA spoke and said that IAHF has been the major source of funding which has kept the request for rental assistance low. But the Fund will not be able to meet current obligations. He said that Edgartown has supported to increase the amount requested and take more people off the waiting list for rental assistance. They are hoping to keep their subsidies in place. There was discussion on annual income review & movement to and from the program by town residents.

By consensus it was agreed that the request does qualify under community housing.

-The next application for review was for 400K to go to Bradley Square. Euwell Hopkins from IAHF 1st clarified that the request is under the historical preservation category and not affordable housing. A review of the document showed it had been submitted for affordable housing. Euwell said he would have to amend it then. He said that they are looking at the important historical components of the property as well as the affordable aspect.

Charles asked where the letter from the Historical Commission was declaring the Denniston Building as historic. He also asked about designated funds for the 2nd floor of the building. Philippe Jordi from IHT said that there are different elements and the 2nd floor would be residential. So the request is for the 1st floor only.

There was a brief discussion about the preservation of artifacts within the structure. Site development, soft costs and renovation are included in the project request. Philippe said the overall cost of renovating

the entire building is 1.35 million. Money from the state & federal government was discussed. Joan said she would like to see what the entire project is going to cost and what funding is still available if there is a gap in overall cost. Euwell said they will not break ground on the project until IAHF has funding in place to finish the project. He also said "the cpa money we're requesting here I won't say is a show stopper but pretty close to being a show stopper in terms of the project moving forward with out it." There has to be a historical component to the project because that is what helped the project move forward in that community in the 1st place.

-The last application to be looked at was the request from the Town's affordable housing committee for 400K to go to a housing trust fund. Stephen said there was a request last year for this type of funding but it was withdrawn on the floor of town meeting. Harvey said having the fund gives the AHF committee the opportunity to act on land at very affordable prices. Other towns have put money into a separate account for that purpose. There was discussion on what the fund will do for the town. James said the trust fund still needs voter approval at the next town meeting to be adopted under town by-laws. Cheryll asked where the recent funds from the resident homesite committee voted on at town meeting went. James said that went to the AHF committee but specifically targeted to the Old Library Conversion project. There was talk of how next April's warrant would have to vote on the creation of the fund 1st and then money being put into it.

Stephen stated that the committee was in agreement that all received applications would move forward in qualifying for consideration under cpa category guidelines.

There was further talk about the 2nd & 3rd round distributions and P. Manzi's memo not to consider surcharge money for this year's requests. The bill with the legislature was mandated minimums was discussed.

-Cheryll asked if the committee could look at prior years projects' spending and current requests. Stephen said the current applications should stand on their own merits but the committee could look at what's been spent so far. Cheryll & Nancy spoke briefly on the status of Niantic Park's engineering study.

The Committee discussed who to meet with next. Open space/recreation and historic preservation projects would meet with the Committee on the 9th. The two housing applications + the Denniston historic project would meet with the committee December 7th.

Housing application procedures in other towns were briefly discussed. Stephen said Adam would prep the applicants on what info they should bring to the next meeting.

-The meeting adjourned at 5:30