

DRAFT
Oak Bluffs CPC Meeting
1/6/2009
Oak Bluffs Library 2nd floor conference room

Members Present: Stephen Durkee, Chairman. Alison Shaw, Nancy Phillips, Charles Rock, Cheryl Sashin, Joan Hughes, James Westervelt, Peter Martell

Also present: Adam Wilson, Administrative Assistant

The meeting began at 5:35 pm

The Minutes from December 16th were discussed. Nancy had a question on procedurally whether or not the committee agreed that the Waban Park and Inkwell Beach application submitted by Kerry Scott should be allowed to return to the CPC on January 20th. She wondered if it was fair for a presenter to have more time with the committee when 20 minutes was the rule for everyone else who met with the CPC. Stephen wanted to know if that's what the committee wanted to do; have another meeting for an applicant with a revised plan. Stephen said she requested another meeting and didn't know if committee members wanted to go through with that request. There was discussion on how the meeting panned out towards the end. Charles asked for a clarification between shoreline restoration and seaview heritage. Nancy said that seaview heritage wasn't presented by the town's waterfront committee – it was submitted by the historic commission, the board of health and the park commission. Alison asked about Waban/Inkwell drainage being related. Nancy said the same situation exists with the affordable housing groups having similar goals tied in with different projects. Joan emphasized that the projects are distinct from each other although they pertain to one particular area of town.

-There was discussion on how much change could take place with the current open space applications by the 20th. Joan talked about the need for baseline engineering that isn't specifically tied to any of the projects. She said the foundation for all projects related to the town's beachfronts starts with engineering. There was more discussion on how to move forward with projects without them being stopped because an aspect of implementing them was later determined to be wrong. Joan said once baseline engineering was done, other projects can line themselves up and fall into place.

-James talked about having one person in charge overall but there was talk that some things could be done while the overall plan of restoration was being planned out.

-Nancy pointed out that the seaview heritage project is a historic preservation project, not open space and that its cost is 300K, not 260. Cheryl asked if the Waban Park project is connected to the beach. Joan said the front half is and the back half isn't.

-James talked about the request for the Inkwell project to go on the special warrant based on money that was thought to be available but really isn't.

The Committee voted 6 – 0 - 2 to approve the minutes from 12/16 with an amendment about Kerry Scott asking for a return to the committee on 1/20 instead of the committee agreeing to return on that date.

-Next on the agenda was Charles' report on the application requirements and a way to make them more uniform. He passed out a one page work sheet with checklist items. He said what surprised him was the number of applications received by the committee in various forms of completion. He thinks there needs to be more uniformity. The checklist sheet he passed out lists all requirements for a proper submission to the CPC. His thought was if every applicant follows through, all requests for funding will be better processed. Committee Members discussed the work sheet and how some of the requests this year were very complete and others lacking the required information. Goals and objectives in the application were discussed. Peter wanted to approve the checklist sheet but Stephen asked that the committee review the proposed change and discuss it at the next meeting.

-James brought up the problem he has with not knowing what currently remains available in funds for the CPC. He didn't like the fact that at the last meeting Kerry thought there were enough available

funds for her project to go to special and there actually wasn't. There was discussion about prior minutes stating what funding was still in reserve. James asked if there can be a report every month on what money is available. There was discussion on what was going on with the septic incentive project and if it would be voted back into the general fund. Adam said he would put together a report for the committee to review.

-Under new business Stephen asked if everyone wants to stay with the formula of splitting the money available evenly among the three categories. There was discussion on how the committee would vote for the projects as well. Peter brought up the fact that 10% has to be committed to each category but doesn't necessarily have to be spent.

-There was a brief discussion on Counsel's opinion about the various projects.

1st application for review was the Tabernacle Clerestory for 170K. There was talk on giving something to the project but not an amount close to what they were asking for. It was also stated there was not enough money to go around.

-Steve asked committee members which of the "big ticket" projects should either be eliminated or considered for full funding. This led to a discussion about the Seaview Heritage project getting grant money from the government. Peter felt that if this project got recommended it would succeed. Nancy said the project needs all the 300K asked for and that the engineering and architect design has to be done by July of '09. The project has to be completed by July, 2010.

Joan pointed out that you can't do the bathroom restoration until the beachfront (North Bluff) is shored up. She had concerns that permitting for the proposed work to be done can be acquired by conservation, DEP and CZM.

-Cheryl thought that to cover the 3 categories the committee could recommend the Old Library conversion, the Seaview Heritage and the Shoreline Engineering for 600K. She thought the bathrooms are way overdue to be fixed and the other smaller programs take up too much of the funding available.

-Committee members all agreed that there isn't any money to give to the OB Fund in lieu of what else is being proposed. James said the Affordable Housing Committee is still trying to decide whether or not to endorse the IAHF fund or try to establish their own.

-There was discussion on the Rental Assistance program not spending all the funds it has requested over the past two years.

-Charles had concerns about the financial planning for the Old Library conversion. He said there's a gap in the expertise in moving from concept to development stage. He thought the OB Fund should get the \$224K request but members said it's the wrong entity to receive funds since they are not developers. James talked with members about the money the conversion project has received and the current status of the work being done. Peter said they are spending far too much money on the project already. Joan said it has been costed out by people in the building industry and \$224K will get the project finished. Peter said it's a project that's got to be done. Committee members said this could be the last request to the CPC for this project.

- A motion was made and seconded to recommend the \$224 request for the Old Library Conversion.

The Committee voted 6 – 1 to recommend \$224,000 to go to the Old Library Conversion.

There was discussion on how much to give the rental assistance program.

A motion was made and seconded not to recommend the \$300K request for the OB Fund.

The Committee voted 8 – 0 not to recommend funding for the OB Fund.

The Committee moved onto the shoreline engineering project. Joan explained that there is an Request For Quote for the engineering for the entire shoreline. She explained that there are a lot of different areas that need to be examined. Joan explained that the current engineered money gotten at town meeting was for the surveys done offshore. She said the North Bluff is the project that needs to be done well before anything is permitted and engineered. She said the current engineer, Carlos, is working with ConCom on making a plan for the whole coastline. There was discussion on the fact that the North Bluff beach could never be revived.

A motion was made and seconded to recommend the \$75K request for ConCom's shoreline engineering program.

The Committee voted 8 – 0 to recommend \$75,000 for shoreline engineering.

The committee discussed the rest of the projects under consideration.

Members felt that the Sail MV project should not be recommended for funding. The fact that the money approved by Tisbury for the boat acquisition is being held up by their town accountant demonstrates that members didn't want to approve a project that questionably may not qualify under CPA guidelines for historic preservation.

A motion was made and seconded not to recommend the \$18K for work vessel acquisition.

The Committee voted 8 – 0 not to recommend \$18,000 for historic work vessel acquisition.

A motion was made and seconded to recommend \$300K for the Seaview Heritage Project

The Committee voted 8 – 0 to recommend \$300,000 for Seaview Heritage.

The Waban/Inkwell project was discussed once more. Members thought it should be put off until all the engineering is done.

A motion was made and seconded not to recommend the \$180,300 for preservation work at Waban Park and Inkwell beach.

The Committee voted 8 – 0 not to recommend \$180,300 for the drainage project at Inkwell/Waban Park

There was discussion about the Niantic Park proposal and drainage. Nancy said the critical element in preserving the park is to have a proper engineered survey done. The cost would be 18K.

A motion was made and seconded to recommend 18K for an engineered survey to be done for Niantic Park.

The Committee voted 7 – 1 to recommend \$18,000 for an engineered survey for Niantic Park.

The next application to be considered was for the rental assistance program. There was discussion and a motion made to fund \$30K of the 60K request. The motion was withdrawn and instead the committee discussed recommending level funding from last year.

A motion was made and seconded to recommend \$42K to the rental assistance program.

The Committee voted 7 – 1 to recommend \$42,000 to the Dukes County Regional Housing Authority for its rental assistance program.

The Committee considered other applications and with the recommendations already being made decided to add to the '09 – '10 allocation the 42K in administrative funds returned to the CPA general account from prior years. The committee then discussed the proposal for Town Hall records preservation.

A motion was made and seconded to recommend 38K for the preservation of town records.

The Committee voted 8 – 0 to recommend the Town Clerk's proposal to spend \$38,000 on the preservation of the Clerk's Office records.

The next proposal was for the work being done to preserve the antique fire truck. Committee members expressed gratitude for the work that has already been done to build the house to store the vehicle. Alison said she was aware a lot of fundraising had been done but they still need more money to finish it.

A motion was made and seconded to recommend 10K for the fire truck preservation project

The Committee voted 8 – 0 to recommend \$10,000 to go towards the completion of the new museum that will house the restored old town fire engine.

The Eastville Beach restoration proposal was considered as a project doing so much with so little. Members felt that it was another beach area that needed attention in the community.

A motion was made and seconded to recommend 15K to the Eastville Beach restoration committee.

The Committee voted 8 – 0 to recommend \$15,000 to go towards preserving Eastville beach.

The Methodist Church windows and the Tabernacle Clerestory restoration were discussed next.

Members thought both were viable projects but couldn't be recommended for the amount they were asking for. Knowing there was 50K left to spend, the committee thought it should be split between the two projects so that each would have some CPC money going towards their restoration projects.

A motion was made and seconded to recommend 24K to the church window restoration and 24K to the Tabernacle Clerestory projects.

The Committee voted 6 – 1 - 1 to allocate \$24,000 to each project.

Committee members debated whether or not to meet again on the 20th. There was also discussion about having a public meeting for town residents February 5th to invite comment on the recommendations they had made this evening. It was agreed to meet again on the 20th and to make plans to advertise and have the public meeting as well.

The meeting adjourned at 7:05 pm.